

ORIGINAL

TAPED TRANSCRIPTION OF
AFFORDABLE HOUSING TASK FORCE COMMUNITY MEETING
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1 MR. SANTOS KREIMANN: I guess maybe we should
2 talk about cell phones first, right? If you -- I'd
3 appreciate it, really, if you all would turn your cell
4 phones off and if you absolutely need to answer it, if
5 you could just take it outside, that would be -- that
6 would be great.

7 Another housekeeping issue is that if anyone
8 needs to use the restrooms, the restrooms are right
9 through these doors to the left. They're straight
10 through -- straight through to the right.

11 My name is Santos Kreimann and I work for the
12 Chief Administrative Office of the County of Los Angeles
13 and today we're here to discuss the affordable housing
14 policy, the draft Affordable Housing Policy that the
15 Board of Supervisors considered, I believe it was in --
16 sometime in August, I believe. So we're gonna go ahead
17 and get started.

18 Another item is we would like to make sure that
19 every single one of you has an opportunity to speak
20 tonight. We have some speaker cards over here that we
21 would like for you to fill out so that we can keep track
22 of everyone and when the comments -- for the comments.
23 So those are little housekeeping items and we're planning
24 on going from, I believe, this committee forum is
25 scheduled from five o'clock to eight o'clock.

1 This is sort of the agenda that we thought we
2 would following: the first thing that we're going to do
3 is my welcome to you all and I appreciate you all being
4 here. That's a very important issue for the County and
5 for the community at large. We know that there are
6 differing views on both sides of the aisle and we want to
7 make sure that we hear everything that you need or
8 everything that you feel is important to include it in
9 the policy, the revised policy. We'll do our best to
10 take your input and incorporate that in our next Board
11 letter, or I'm sorry, Board Memo, to the Board of
12 Supervisors. But we'd like to try to do is put together
13 some options for the Board to consider based on the
14 public testimony that we're taking here today.

15 We're going to go ahead and review the draft
16 policy that has been developed and then we're going to
17 right into the public input session. And then, of
18 course, we'll conclude the forum right after that.

19 So let me introduce to you the charge by the
20 Board of Supervisors to go back and review the existing
21 policy that was here, that was done in April of 2002, I
22 believe. And they charged us with reviewing it and
23 making recommendations to it that would make -- ensure
24 that we comply with the Mello [phonetic] Act
25 requirements. There was some concern that we didn't do

1 that first time around, so we get another crack at it.

2 The members of the task force are each one of
3 the Department heads that are listed here:

4 The Chief Administrative Office is represented
5 by Mr. Janson, [phonetic] my boss and myself. I'm the
6 staff person on the task force.

7 Department of Beaches and Harbors is
8 represented by Mr. Woznezki [phonetic] and Charlotte
9 Miyamoto [phonetic].

10 The Community Development Commission is
11 represented by Mr. Jackson, the Executive Director of the
12 Community Development Commission and Mr. Blair Babcock.

13 Office of County Counsel is represented by two
14 attorneys, Tom Farnen and Larry Heifetz.

15 And the Department of Regional Planning, and of
16 course, their boss, Mr. Fortner, is a member of the task
17 force as well. The Department of Regional Planning is
18 represented by the interim director, Mr. Hartell, by Russ
19 Frencano who is the planner in charge of the Marina. I
20 believe that's correct.

21 MALE VOICE FROM STAGE: Marina cases, Marina
22 cases --

23 MR. KREIMANN: Marina cases, yes.

24 SAME MALE VOICE: Marina liaison.

25 MR. KREIMANN: And Julie Moore. So let's get

1 right to the presentation. We're going to go ahead and
2 review the policy that was developed as part of the task
3 force. There's a few basic requirements that we looked
4 at when we were developing the draft policy. The basic
5 requirements for the Mello [phonetic] Act are first, that
6 converted or demolished residential units that are
7 occupied by very low- or moderate-income persons or
8 families must be replaced.

9 The second item is that all new residential
10 projects must provide inclusionary housing units
11 affordable to low- or moderate-income persons or families
12 where feasible.

13 The last item on the chart here is that local
14 governments can only approve demolition or conversion of
15 residential structures to commercial uses that are not
16 coast-dependent if they first find that a residential use
17 is no longer feasible at that location.

18 So those were the items that the task force was
19 charged to look at review and developing a revised policy
20 for the Board's consideration.

21 Now, as we look forward, there was a tremendous
22 amount of discussion about what our goals were in the
23 development of the policy. So we came up with four goals
24 and they're listed here on the board.

25 The first and foremost Board directive was for

1 whatever policy we developed, we had to comply with the
2 Mello [phonetic] Act requirements. That was the first
3 directive that we got from the Board. The other was to
4 preserve existing affordable housing supplies which we
5 call "replacement units" and support the creation of new
6 affordable housing units which is termed the
7 "inclusionary units" and with all that being said, the
8 biggest issue that we had a lot of discussion about is
9 how was the County going to balance the Mello [phonetic]
10 Act requirement with the County's ability to continue to
11 generate revenues that are [inaudible word] benefit
12 programs. So that was a major issue that we had a lot of
13 discussion on, as well as the other issues, as well.

14 [Inaudible audience question]

15 Okay, the draft policy -- just in a nutshell --
16 we looked at the replacement housing units. We believe
17 that, according to the Mellow [phonetic] Act, we needed
18 to set aside replacement housing units for low- or
19 moderate-income families based on the results of an
20 income survey that's administered by the Community
21 Development Commission. Inclusionary housing units -- we
22 developed a formula that would calculate the affordable
23 housing units based on the net new incremental units to
24 be constructed with the County goal of five percent very
25 low- or ten percent low-income units set aside as

1 affordable housing.

2 MEMBER OF AUDIENCE: Is that in addition to the
3 replacement housing units? Or not?

4 MR. KREIMANN: It's -- the inclusionary is an
5 addition.

6 MEMBER OF AUDIENCE: In addition to --

7 MR. KREIMANN: That's correct. And, of course,
8 that's all based on a feasibility analysis and we believe
9 that a case-by-case basis is the way for -- is the most
10 feasible way, or streamlined way to go.

11 MEMBER OF AUDIENCE: [Inaudible question]

12 MR. KREIMANN: Sure, I'll go through the -- how
13 about if I go through the presentation and then I'll go
14 back, you know, then I'll ask some questions. I'm not
15 the only one that's going to be asking -- answering any
16 questions. Any questions that you may have -- we'll be
17 more than happy to clarify anything with respect to the
18 affordable housing policy that's been developed, the
19 draft policy. But I don't want to do, though, is, I
20 don't want to engage in one-on-one discussions about the
21 merits of any proposals that you all have and the merits
22 of the proposals that we have. We're interested in
23 receiving your input and discussing what it is that you
24 all believe needs to be included in this policy.

25 Okay, so we're here to clarify the policy, the

1 draft policy as it's been proposed for the Board of
2 Supervisors. Okay? The other --

3 MEMBER OF AUDIENCE: Excuse me --

4 MR. KREIMANN: Yes.

5 MEMBER OF AUDIENCE: And why does it -- you're
6 going to assess the draft policy and all we're going to
7 do is talk it out -- your policy and the staff -- and
8 we're not going to be able to have input into what
9 [inaudible words].

10 MR. KREIMANN: No. That's not what I said.
11 What I said is the exact opposite, which is I'd like to
12 go through the policy, use that as the starting off
13 point, the draft policy, and then we'd like to see,
14 receive your input on what you all believe needs to be
15 included in the new revised policy. So what we're
16 looking to do is to develop options for the Board of
17 Supervisors to consider as opposed to just seeing one
18 policy and saying, voting up or down on that.

19 The affordable housing, we believe, a thirty-
20 year covenant is appropriate and the one big difference
21 between this draft policy and the original draft,
22 original policy is that there is no end off fee program
23 attached to this one.

24 So let's go on to the next slide. We'll talk
25 about the income survey.

1 [Inaudible sentence by male voice]

) 2 MR. KREIMANN: It's all right. Just for those
3 of you that have walked in, we have some speaker cards
4 over here. If you just fill them out and then we'll come
5 around the room and pick them up for you all, from you
6 all.

7 Let's talk about the income survey. The income
8 survey is what is used as the tool that's used to
9 determine the number of replacement housing units that
10 each project is required to construct as part of the
11 Mello [phonetic] Act. The income survey is to be
12 completed by each family and individual occupant of an
13 existing complex. The income information from individual
) 14 occupants named on the lease and their family members or
15 domestic partners will be used exclusively to determine
16 replacement housing eligibility.

17 The Community Development Commission is charged
18 with confirming the household income levels and to
19 identify the number of [inaudible:... -ments] eligible
20 for replacement. The next --

21 MEMBER OF AUDIENCE: [Inaudible]

22 MR. KREIMANN: It's unaffordable housing, yes,
23 you can -- affordable housing, yes. We're not going to
24 limit it to seniors, though.

) 25 MEMBER OF AUDIENCE: [Inaudible]

1 MR. KREIMANN: We won't limit it to seniors.
2 It's just affordable housing. Come on in. Welcome.

3 Okay. Now the income survey has the number of
4 components that needed to be evaluated. As the task
5 force got together and started discussing these items, we
6 needed to figure out how to handle certain individuals
7 that are housed in the complexes. So we did our best and
8 we've identified certain categories or individuals and
9 applied that needed to be applied [inaudible word], the
10 number of replacement housing units required.

11 So the first item was how do we treat
12 management employees and it was our thought that
13 management employees are ineligible for replacement
14 housing. Students claimed on parents' income taxes, the
15 student is another population that we needed to pay
16 special attention to and we decided that students claimed
17 on parents' income taxes or whose parents are guarantors
18 on the rental lease agreement must include the parental
19 household income as part of the survey. Any vacant unit
20 at the time of term sheet [?] negotiations is deemed to
21 be a market rate unit.

22 The next slide is a continuation of that, of
23 the special groups. The developer must demonstrate that
24 any tenant eviction one year prior to commencement of
25 term sheet negotiation was for cause. As opposed trying

1 to circumvent the Mellon [phonetic] Act requirements.

2 The next is the replacement eligibility for
3 tenants returning incomplete income surveys. So we
4 needed a way to evaluate an individual that is occupying
5 a unit but fails to provide the income information in the
6 income surveys or just fails to submit an income survey
7 altogether. And what we've decided is sort of a two-fold
8 approach. We believe that the best way, best approach
9 was to look at the information contained in the lessor's
10 financial records. If the information was two years or
11 was within two years of the application, we would use
12 that information as the financial information for that
13 individual or there would be a test based on the monthly
14 rental rates, the average monthly rental rates.

15 The next key category was how do we treat
16 unmarried or unrelated tenants wishing to be treated as
17 separate individuals. We decided that they must declare
18 under penalty of perjury that they are number one: they
19 are not registered domestic partners, neither party
20 receives employment benefits from the other, they do not
21 share a bank account and they do not own real property
22 together. So if one household has two individuals and
23 they want to be treated separately, they could certainly
24 submit separate income surveys for each one, but they had
25 to meet this particular test.

1 Inclusionary housing -- this -- to get back to
2 your question, the inclusionary housing [inaudible word]
3 that posts separately from a [inaudible word] place that
4 housing obligation. So there are two separate
5 obligations. Inclusionary housing needs to be dispersed
6 throughout the rental unit component of the project. It
7 needs to be sized and designed to be comparable to market
8 rate units and it's based on the net new incremental
9 units to be constructed. And what means is that you have
10 a developer who submits an application to build a five-
11 hundred unit complex and there is two hundred existing
12 unit complexes, or two hundred units already existing and
13 he demolishes the two hundred.

14 The inclusionary housing would be calculated
15 based off of the three hundred net new incremental units
16 and the two hundred would be taken care of in terms of
17 affordable housing based on the income surveys and the
18 replacement housing obligation.

19 MEMBER OF AUDIENCE: [Inaudible question]

20 MR. KREIMANN: Sure. The inclusionary housing
21 calculation is based on what we term the "net new
22 incremental units" and what the net new incremental units
23 is, is if an application submits an application -- if a
24 developer submits an application to build a five-hundred
25 unit complex, and there's two hundred existing units that

1 are going to be demolished as part of the development,
2 then the inclusionary housing is based off, calculated
3 off the three hundred units, as opposed to the five
4 hundred units because the two hundred units is being
5 taken care of in terms of how the replacement housing is
6 calculated.

7 MEMBER OF AUDIENCE: [Inaudible question]

8 MR. KREIMANN: It's being calculated based off
9 -- the replacement housing is based off the income
10 survey. So that --

11 MEMBERS OF AUDIENCE: [Inaudible question]

12 MR. KREIMANN: Well, why don't -- I'll clarify
13 it for you, but let me just answer your question. Then I
14 won't from there take any more question.

15 The net new incremental unit is based off the -
16 - if the developer has five hundred units that he wants
17 to develop, and there are two hundred units that are
18 already on the site and are going to be demolished, the
19 net new incremental is based off the three hundred new
20 units that are being constructed. Okay, no more
21 questions. Let me get through --

22 MEMBER OF AUDIENCE: I just have a comment. It
23 seems to me if you do [inaudible word] on that property
24 [inaudible word], you'll discover that residential was
25 not the priority for that property. [Inaudible words]

1 MR. KREIMANN: Well, I'm not taking any more
2 questions. So let me just get through the -- let me get
3 through the presentation and then when you have the
4 opportunity to come up to the stage, you can ask that
5 question or you can make a comment on that. So that's
6 the way we'd like to treat that. Okay?

7 And, of course, I already spoke to the
8 inclusionary housing that the County goal is to set aside
9 five percent of the new units for very low-income
10 households or ten percent for low-income households,
11 subject to a feasibility analysis.

12 Feasibility analysis: there's a few tests that
13 we believe needs to be addressed. First question that
14 needs to be answered is: can a project be successfully
15 completed within a reasonable period of time, taking into
16 account economic, environmental, social and technical
17 factors. That is specific language that is contained in
18 the Mello [phonetic] Act. The other issue that needs to
19 be addressed is what impact will density bonuses or other
20 incentives and potential economic aids such as tax
21 credits, ARM financing, grants and rents concessions have
22 on making on-site housing feasible.

23 The final item is what is the return to the
24 developer. The County is very interested in that and has
25 an index that is applied to determine whether or not

1 something is feasible in terms of the return to the
2 developer. So --

3 MEMBER OF AUDIENCE: [Inaudible]

4 MR. KREIMANN: Sure. I believe the second one
5 also is there and the return of the developer is not
6 there specifically in terms -- it's an economic factor,
7 so yes, it is included. The task of the task force was
8 to develop some way of measuring that and -- in order to
9 determine whether or not the project is feasible or
10 infeasible from an economic perspective.

11 So, project infeasibility: the developer has
12 the burden of proof with respect to project and
13 feasibility. The Directors of Regional Planning, Beaches
14 and Harbors, and the Community Development Commission
15 must jointly concur with the developer's findings of
16 project infeasibility. If on-site affordable housing is
17 deemed infeasible, the Mello [phonetic] Act requirements
18 must be met off-site.

19 So, let's talk a little bit about if the
20 project is deemed infeasible, where would the off-site
21 replacement housing be required to be constructed. The
22 County came up with that replacement housing can be
23 provided on-site or within the coastal zone if feasible.
24 If not feasible on-site or within the coastal zone, then
25 it can be provided within three miles of the coastal zone

1 with priority given to the unincorporated areas of Los
2 Angeles County. So this has to do with the replacement
3 housing obligation.

4 Off-site construction of inclusionary housing
5 is slightly different. The priority order is that it, in
6 the coastal zone within the unincorporated territory of
7 Los Angeles, the inclusionary housing -- this is if the
8 project is deemed infeasible, then the inclusionary
9 housing must be constructed first: in the coastal zone
10 within the unincorporated territory of LA County; second:
11 within the three miles of the coastal zone in the
12 unincorporated territory of LA County; third: in the
13 coastal zone within in the incorporated territory of LA
14 County; and finally, within three miles of the coastal
15 zone in the incorporated territory of LA County.

16 And so what we wanted to do was make sure that
17 the County's unincorporated areas were given priority in
18 terms of construction of the inclusionary housing units.
19 We believe that that was important because of the State's
20 insistence now on making sure that we county every,
21 single affordable housing unit that's constructed in the
22 unincorporated areas.

23 Nonresidential conversions: proposals to
24 demolish or convert residential structures for commercial
25 uses that are not coast-dependent will be evaluated. No

1 project will be approved unless the County determines
2 that a residential use is no longer feasible at the
3 proposed location. So, we have to make certain findings
4 before we can convert from a residential use to a
5 commercial use.

6 So additional provisions that were included in
7 the draft policy include that the applicant must submit
8 an affordable housing plan to the County prior to
9 issuance of building permits. The applicant shall report
10 a thirty-year covenant guaranteeing affordable income and
11 rent requirements. The certificate of occupancy for new
12 market rate units will be withheld until off-site
13 affordable housing units are completed and available for
14 occupancy. Off-site affordable housing units must be
15 comp --

16 MEMBER OF AUDIENCE: [Inaudible]

17 MR. KREIMANN: Okay. The certificate of
18 occupancy for new market rate units will be withheld
19 until off-site affordable housing units are completed and
20 available for occupancy. So we included that in there so
21 that we made sure the developer was responsible for
22 making sure that the affordable housing that's
23 constructed off-site is completed, is constructed and
24 completed prior to them receiving their certificate of
25 occupancy for their new development.

1 And lastly, the off-site affordable housing
2 units must be completed no later than three years from
3 issuance of a building permit for the new development.

4 Some additional provisions of the policy: the
5 applicant proposing to develop a project with rental and
6 ownership units may provide all replacement inclusionary
7 housing in the rental component of this project. An
8 applicant proposing to develop a hundred percent
9 ownership project may provide rental units on-site to
10 fulfill the replacement inclusionary obligation. The
11 Community Development Commission will charge an annual
12 fee per affordable housing unit for monitoring the
13 affordable housing covenant.

14 So let's talk a little about how the rest of
15 the meeting is going to shake out, or at least the one we
16 have envisioned. We'd like for anyone that would like to
17 speak to fill out the public speaker card and they'll be
18 on the table over here. And if you can be kind enough to
19 just hold them with you and I or someone here will walk
20 around and pick up the cards from you all.

21 MEMBER OF AUDIENCE: We already have some.

22 MR. KREIMANN: We have some, but if you have
23 not filled one out, go ahead and fill it out, hold it,
24 and we'll be walking around the room and we'll take them
25 as they come in. We've allocated three minutes for each

1 one of you all to speak tonight on the draft policy and
2 to give us your views on what you believe needs to be
3 included. Any comments or input is greatly appreciated.
4 Like I said before, the members of the task force are
5 here to clarify any provisions of the draft policy. The
6 community forum is going to be audiotaped, so I would
7 appreciate it if you all spoke clearly into the
8 microphone, say your name, tell me where you live, or say
9 or name, spell your last name, which would be helpful,
10 and give us your -- what company you're representing or
11 if you're representing yourself. And then you can begin
12 speaking.

13 Once we receive your input, the plan is to
14 gather all the comments, collate them, and make a
15 presentation to the Board of Supervisors to consider
16 different options that will come out of this particular
17 forum. Now, the one thing that I would really like to
18 stress is that I know that there are differing views
19 about this particular policy, but I would -- I would
20 really appreciate it if everyone gives the individual
21 speaking the courtesy of listening, no remarks until
22 they're finished and then you will have an opportunity to
23 speak on this particular policy. So if you can just
24 maintain some decorum, I would greatly appreciate it.
25 Yes?

1 MEMBER OF AUDIENCE: [Inaudible]

) 2 MR. KREIMANN: No, no, no. What I said was
3 that we're going to receive your comments, then the task
4 force is going to go through your comments. We're going
5 to develop different options based on your input and then
6 we'll present a report to the Board of Supervisors with
7 several options.

8 MEMBER OF AUDIENCE: [Inaudible]

9 MR. KREIMANN: The Board will decide on what
10 needs to be done. Generally, what's going to happen is
11 once the Board says this is the policy that we like,
12 these are the components, we would be charged -- my
13 office, actually, would be charged with developing an
) 14 environmental document.

15 MEMBER OF AUDIENCE: [Inaudible]

16 MR. KREIMANN: Correct?

17 MALE VOICE FROM STAGE: I just want to make one
18 point about the comments. The task force will also be,
19 of course, accepting any written comments that are the
20 same as tonight, or different, or whatever. And we'll --
21 that will be part of the package, too, that we will be
22 collating and looking through for purposes of reporting
23 to the Board. So written comments can be received as
24 well.

) 25 MEMBER OF AUDIENCE: [Inaudible]

1 MALE VOICE FROM STAGE: I have --

) 2 MR. KREIMANN: You're going to have an
3 opportunity to talk about -- this is your opportunity to
4 provide the input for the preparation of the Board
5 reports.

6 MEMBER OF AUDIENCE: [Inaudible]

7 MR. KREIMANN: Hold on, let me finish, and then
8 I'll get to you. So, we're going to get, receive your
9 comments which we as staff are going to prepare a Board
10 report based on your input and present it to the Board.
11 The Board -- you always have the opportunity to go before
12 the Board of Supervisors at that point in time and talk
13 about the revised, revised draft policy.

) 14 FEMALE MEMBER OF AUDIENCE: [Inaudible at
15 first, then became louder:] ...two weeks -- so many...
16 and there's so many people in this community... and they
17 haven't got the option... to help people understand
18 basically the layout of your policy... and clarified the
19 difference in your policies... explain it out in simple
20 terms and... fine with it. We're not in a big rush.

21 MR. KREIMANN: Understood. We're going to have
22 speaker time.

23 DIFFERENT FEMALE MEMBER OF AUDIENCE: Listen...

24 MR. KREIMANN: We're going to have speaker
25 time.

1 SAME FEMALE MEMBER OF AUDIENCE: Listen, but
2 you have to hear this now. [Inaudible] ... as much as I
3 can. But we didn't have any time to do this, to give
4 input. We had very little time to do this. Second of
5 all, nobody I spoke to knew there was such a task force.
6 Any of you guys here... [inaudible and other voices].

7 MR. KREIMANN: Excuse me.

8 SAME FEMALE MEMBER OF AUDIENCE: And the third
9 thing, excuse me, you can't stop me now. The third thing
10 that [inaudible] here, is that there are vast numbers of
11 people who are going to lose their apartment and nobody
12 knows there's such a task force and [inaudible]. You
13 need to give the community the time to notice. You need
14 to give the community the kind of understanding that they
15 can understand. Not lawyer flim-flam. You need to come
16 into the community and you need to pass [inaudible].

17 MALE VOICE OF AUDIENCE: Hear, hear.

18 [Applause]

19 MR. KREIMANN: Can I -- let me just answer.

20 FEMALE MEMBER OF AUDIENCE: [Inaudible]

21 MR. KREIMANN: I'll get to you -- what I would
22 really like to do is get into the public input section.
23 I think that's very important. What we're here to do is
24 to collect as much information as we possibly can from
25 the individuals that are interested. Now, we have, I

1 believe, provided notice to the community and this is
2 reflective of the amount of individuals that are in this
3 room. Now --

4 FEMALE MEMBER OF AUDIENCE: No, it's not.

5 MR. KREIMANN: Hold on, hold on.

6 FEMALE MEMBER OF AUDIENCE: No, it's not.

7 MR. KREIMANN: Okay, well, we have a lot of
8 people in the room that have a lot of ideas and that -- I
9 -- we would like to hear them as the task force. We're
10 charged with preparing a report for the Board of
11 Supervisors. We appreciate the public's input into this
12 process. We're going to do our best to reflect that in
13 our report. We definitely have deadlines that we need to
14 meet as the task force, so we -- we do have a deadline.
15 So, and I'm charged with making sure that we meet those
16 particular deadlines.

17 FEMALE MEMBER OF AUDIENCE: We need to have
18 more public input [inaudible] time for public input.
19 This is a sneak attack. This is a sneak attack. You all
20 called this meeting without letting the people know.
21 They need to know to go [inaudible] so they can find out
22 you exist.

23 MR. KREIMANN: As I mentioned, the task force
24 would welcome written comments as well as the testimony
25 tonight.

1 FEMALE MEMBER OF AUDIENCE: There is no time
2 for it.

3 ANOTHER FEMALE MEMBER OF AUDIENCE: [Inaudible]
4 ...yesterday.

5 MORE FEMALE VOICES: [Talking over each other.]
6 ...we want to hear from the supervisors... you to tell
7 us... we want you to go into the community and tell them
8 what your f** plan is.

9 MR. KREIMANN: Okay, let's -- thank you for
10 your comment and I think what we'd like to do, what we'd
11 like to do is we'd like to move on, get the input from
12 the various stakeholders, the community, and I believe
13 that would be the best use of our time at this particular
14 point in time. Now, as a task force, what I can commit
15 to you is that we will thoughtfully take into
16 consideration everything that's being said today. It
17 will be reflected to a large extent in the report that's
18 going to the Board of Supervisors. Now we're charged --
19 you need to appreciate our side. You know, we're the
20 staff people to the Board of Supervisors and we're trying
21 to develop a policy that not everyone is going to like,
22 okay. Because there's competing interests in this
23 particular room and so --

24 FEMALE MEMBER OF AUDIENCE: [Inaudible]

25 MR. KREIMANN: One moment. There's competing

1 interests in this room and we have to balance those
2 things. And I think that the draft policy was a good
3 start for the debate and for the discussion. Like I
4 heard once, there can be no second guessing until there's
5 a first guess, and that's what we've done.

6 FEMALE MEMBER OF AUDIENCE: [Inaudible]

7 MR. KREIMANN: So, let's go ahead and start the
8 public input. There was, I'm sorry, there was one other
9 comment. You had your hand up.

10 MALE MEMBER OF AUDIENCE: [Inaudible] ...I
11 didn't see any information about who to address the
12 letters to or [inaudible] ...you know, any information
13 that needs to be on there to get it...

14 MR. KREIMANN: I'll tell you what I'll do -- is
15 before the task force is over, I'm going to go ahead and
16 listen. I have the computer here and what I will do is I
17 will write -- any written correspondence that you need,
18 needs to come to my attention. So I will give you all my
19 phone number, I'll give you my address. I would
20 appreciate written comments. Written comments would be
21 my preference only because I don't want to be accused of
22 having a conversation with somebody and them coming back
23 to me and saying you omitted something that was important
24 to me. So, if you could do me a favor: provide me the
25 written comments. We'll collate them. The comments will

1 be collated and then presented to the Board of
2 Supervisors for consideration.

3 FEMALE MEMBER OF AUDIENCE: [Inaudible]

4 MR. KREIMANN: Sure. My name is Santos
5 S-A-N-T-O-S Kreimann, and that's K-R-E-I-M-A-N-N and I'm
6 with the Chief Administrative Office, 754 Hall of
7 Administration, 500 West Temple Street, Los Angeles,
8 90012 and let me give you my email address. It's
9 skreimann@cao.lacounty.gov (S-K-R-E-I-M-A-N-N at C-A-O
10 at). Last question, then we're going to go to the public
11 section.

12 MALE MEMBER OF AUDIENCE: [Inaudible]

13 MR. KREIMANN: Two part.

14 MALE MEMBER OF AUDIENCE: [Inaudible] ... can
15 you give a [inaudible] definition of very low-income...

16 MR. KREIMANN: Yes, let me tell you what our
17 deadline is. I have -- and these are all internal
18 deadlines. They're not, you know, anything that the
19 Board of Supervisors have given us. I believe, actually,
20 the Board directive said we had ninety days from
21 August 1st. So we'd like to prepare the revised Board
22 report within that ninety-day time frame.

23 FEMALE MEMBER OF AUDIENCE: You mean your work
24 started in [inaudible].

25 MR. KREIMANN: I'm not sure about that. We're

1 going to have to discuss that as a task force. I cannot
2 commit to that.

3 FEMALE MEMBER OF AUDIENCE: [Inaudible] ... a
4 little better so that people in the community know that
5 you exist and that they should write letters?

6 MR. KREIMANN: Yeah.

7 FEMALE MEMBER OF AUDIENCE: [Inaudible]

8 MR. KREIMANN: Hold on. Okay, well first of
9 all, let me just -- let me just say this. This
10 particular meeting was publicized. It was publicized.
11 The draft policy was on the Department of Beaches and
12 Harbors' web page. We have handouts.

13 FEMALE MEMBER OF AUDIENCE: [Inaudible]

14 MR. KREIMANN: But it is there. I mean, you
15 can't say that -- okay. Listen, I'm not going to -- I
16 don't want to get into a debate about, you know, what we
17 did wrong. You know, what we could have done better.
18 You know, we can all do better. There's no question
19 about it.

20 FEMALE MEMBER OF AUDIENCE: Okay, good.

21 MR. KREIMANN: So, what I'd like to do is I'd
22 like to move forward into the public session. If you all
23 would be courteous enough to allow the speakers to speak,
24 give the input that we are so desperately looking for, I
25 think that would serve best in terms of our time that we

1 have here. Because we do have a limited amount of time
) 2 today. Okay. No more questions, let's just get into the
3 public session and if you'd like, you can come up and use
4 your three minutes to talk about whatever it is that you
5 want to talk about. Okay? Does anybody have any --

6 MR. _____ [from the stage]: Santos, just let
7 me add one more thing. When the report of the task force
8 is ready to go to the Board of Supervisors, we will
9 ensure it is on the Department's website at least two
10 weeks before the Board considers it in public session.
11 We will advertise its availability in The Argonaut so
12 that members of the community here are aware of it.
13 We'll also announce it at the Design Control Board
) 14 meetings, Small Craft Harbor Commission meetings, and our
15 Beach Commission meetings to get as much as dissemination
16 of that information as we can.

17 FEMALE MEMBER OF AUDIENCE: [Inaudible] ...
18 middle of the thing... nobody knew about it? [Inaudible]

19 MR. WOZNEZKI: If you would like, I'll tell you
20 what. If you would like, you could send to Santos or you
21 can send to me an email address or a post office box, so
22 that we can send you the information on when the Board
23 report will be available.

24 FEMALE MEMBER OF AUDIENCE: [Inaudible]

) 25 MR. WOZNEZKI: No, I said -- ma'am, ma'am, for

1 anyone in the community, since you are talking to people
2 in the community, spread the word that they can get on a
3 mailing list and I'll be happy to get them the
4 information.

5 [Repeated interruptions by audience
6 member]

7 Ma'am, that's what we're going to do through our public
8 forum at the various commission meetings and The
9 Argonaut.

10 [Audience members speaking over]

11 MR. KREIMANN: This is, hopefully, this is the
12 last we heard. We've heard your concern about the lack
13 of notice for this particular meeting. We'll take that
14 into consideration when we -- the revised policy does
15 come out, we will notice it the way Mr. Woznezki
16 mentioned. And the other thing is, is that anybody that
17 has a speaker card, will be sent one directly to their
18 home. So make sure you have your address on there. We
19 try very hard to make sure that the community knows that
20 these meetings are happening. And, you know, regardless
21 of what you think about my commitment or, you know, or
22 what errors I made, that's okay. I mean, that's what I'm
23 here for. And that's what I'm asking for. All I'm
24 asking for is a chance to let me fix it and then we'll do
25 our best when we recirculate the revised report to the

1 Board. And then, let's leave it at that, let's move
2 forward. Everybody okay with moving forward?

3 AUDIENCE MEMBERS: Yes.

4 MR. KREIMANN: Okay, let's move forward. One
5 last -- does anybody have anything else to say? No?
6 Okay. So what I'm going to do is I'm going to move the
7 microphone over here. I have a stack of cards here and
8 if Jean [phonetic], can you do me a favor, can you just
9 kind of walk around and collect the rest of the speaker
10 cards? That'd be great. What we'd like to do is make
11 sure that -- we'd like to take all of your statements,
12 all of your concerns. What we want to try to avoid is a
13 debate, actually, about what, you know, our new policy is
14 as opposed to what you think it is. You can certainly
15 tell us what you think about our policy. That's fine.
16 But what I don't want is to digress and, you know, have a
17 lot of -- you didn't think about this, or you didn't
18 think about that, which is fine. We'll do that. But
19 we're not going to have a whole lot of discussion because
20 we have to get through all of the speakers tonight.
21 Okay?

22 MALE SPEAKER FROM STAGE: Do you want to turn
23 that off?

24 MR. KREIMANN: Okay. Like I said, we went
25 ahead and allocated three minutes to each speaker. I

1 will be the official timer. So, and I will prod you when
2 you have fifteen seconds left in your presentation.

3 Okay, so the other -- one last thing is we're going to go
4 ahead and we have the revised policy that was issued to
5 the Board of Supervisors here, so if anybody needs them,
6 we're going to go ahead and pass them out so that you can
7 review them. Again, that policy is on the Department of
8 Beaches and Harbors web page if you all need to review it
9 online. Okay?

10 And then, one last item is that just to make
11 sure that we're all clear that we're going to make sure
12 that we allow this individual to get the full benefit of
13 their three minutes, and I just would like to make sure
14 that everyone allows them to speak so they can be heard.
15 And we'll move on from there.

16 Let's see, the first speaker is Mr. David Ewing
17 with the Venice Community Coalition.

18 MR. DAVID EWING: Hi, my name is David Ewing.
19 I am a member of the Venice Community Coalition but I am
20 here on my own behalf. We did not get notice of this and
21 I'm sorry this is -- I live at 1234 Preston Way in
22 Venice. I'm sorry this started out so acrimoniously. It
23 is a problem, though, that there has not been outreach.
24 I am signed up at previous meetings for mailings on other
25 related subjects, have not gotten any. So I think the

1 County in general seems to be having a problem with this,
2 with responses. And noticing is not outreach, not the
3 same thing. Right?

4 So, what you have in here is a room full of
5 committed, dedicated people who keep in touch about
6 issues like this. But what you don't have is the renters
7 who is going to be affected by this because they didn't
8 get the word, okay? The people who are here because
9 they've gone out of their way because they care about
10 this issue and they let each other know what's going on.
11 That's not the usual situation.

12 [Applause]

13 One of the things that I'd like to bring up is
14 that this seems to be part of a larger plan for what's
15 going on in the Marina. We've had the Marina Freeway
16 extension; we've got the Admiralty Way widening; we hear
17 all, you know, these rumblings about all these plans for
18 increased density and so forth and so on. And replacing
19 some of the recreational facilities and space with
20 additional housing because that's an income generator for
21 the County.

22 I think that either there should be some effort
23 to present what's going on as part of that larger plan or
24 ask is there a project here, a large project without a
25 plan. And I think it's really important to address that

1 and to address that to the public because they're already
2 talking about it.

3 [End of Side A, Tape 1]

4 [Start of Side B]

5 MR. DAVID EWING: [Continuing] And so I think
6 that needs to be dealt with head on.

7 As far as the subject at hand, one thing that
8 I've noticed is that there doesn't seem to be any
9 discussion of displacement. That's a separate question
10 from replacement housing. All the people in places that
11 are going to be torn down have to go somewhere.

12 FEMALE MEMBER OF AUDIENCE: Exactly.

13 MR. DAVID EWING: And that means, that means
14 transients, it means additional burdens on public
15 services, and it means lives disrupted. So, I think it
16 is important for you to deal with that question of
17 displacement. It's a growing question of -- with infill
18 [?] development all over the State, particularly in the
19 City of Los Angeles and now here in the County. I think
20 it's also -- it's very important that whatever you're --
21 whatever you're -- however you fulfill your Mello
22 [phonetic] Act requirement for affordable housing, that
23 there needs to be a solid base number that is not
24 dependent on how many affordable units there are now. In
25 other words, instead of saying five percent or ten

1 percent because they are -- because we figured there are
2 already a certain number of people there who are going to
3 get replacement housing, you need to have a commitment to
4 the real numbers, the ten and twenty percent which the
5 Mello [phonetic] Act requires. And whatever you do with
6 replacement or whatever you call replacement or call
7 inclusionary or whatever else, you've got to make sure
8 that you meet those numbers, because I can -- you can -

9 MR. KREIMANN: Fifteen seconds --

10 MR. DAVID EWING: Huh?

11 MR. KREIMANN: Fifteen seconds.

12 MR. DAVID EWING: Oh, okay. I'm also wondering
13 what are the penalties if the off-site housing is not
14 completed in three years. It's nice to say, that there's
15 a rule saying they have to, but, you know, what's the
16 stick if those aren't provided?

17 And I also think that, depending on lessors to
18 provide financial information on lessees is a real
19 invitation to abuse. That's the kind of thing that gets
20 abused all the time. So --

21 MR. KREIMANN: Thank you, Mr. Ewing.

22 [Applause]

23 MR. KREIMANN: Our next speaker is Helen
24 Garrit. [phonetic]

25 MS. HELEN GARRIT [phonetic]: See, I told you

1 guys you're going to [inaudible]. So, you're gonna hear
2 from me. You know, after our victory at the Capri
3 Apartment where we got ten percent low-income, people
4 assumed it was ten percent. It's not ten percent
5 everywhere. We want twenty percent. We want all of
6 those houses to be twenty percent. And there's more.
7 There's a better reason why we need twenty percent.
8 There's a terrible housing shortage in this County.
9 You're going to evict hundreds and hundreds and more
10 hundreds of people from their homes in this County from
11 the Marina. Where're they going to go? There's three
12 percent available housing. You're making people
13 homeless. You, you, you, you're making people homeless
14 and you don't give a darn.

15 Now, about your crummy plan. I'm a person
16 who's sick. I got at least four major illnesses. I may
17 very well need someone to take care of me and I have to
18 pay them. Because, God knows, nobody is going to pay
19 them for me. So when I have someone come in and take
20 care of me, they have to live in my house. Are you going
21 to evict me because I have asthma and a heart condition
22 and irritable bowel syndrome? Are you going to evict me
23 when I can't walk? That's a lousy clause. It's a very
24 bad clause.

25 To begin with, you can't have inclusionary

1 housing added to replacement housing and come up with a
2 number. They're separate. Inclusionary housing means
3 you don't reduce the number of apartments in the Marina,
4 okay. That's replacement housing. Inclusionary housing
5 means that you're making more affordable housing to take
6 care of the terrific housing crisis. And don't try and
7 play off the people who are sick against the people who
8 are unhoused. The County is responsible for both and
9 they can't take it out of the Marina. We have people
10 here who need to live here in affordable housing and we
11 want them to stay in affordable housing. And I don't
12 want to see any sick people living in apartments and any
13 healthy people living on the street. That's sick
14 thinking. And we won't have it.

15 MR. KREIMANN: Fifteen seconds, Ms. Garrit.

16 [phonetic]

17 MS. HELEN GARRIT [phonetic]: Well, finally,
18 there's going to be two thousand new apartments in the
19 Marina. We want twenty percent of them to be low-income,
20 affordable housing and we do not want you to start
21 putting in moderate-income apartments for people who earn
22 eighty thousand dollars a year. You're going to
23 subsidize those people? They can rent a house any damn
24 place they want. We want low- and very-low income. We
25 want it in the Marina, on-site, right now. And when you

1 do replacement housing, we want it one-for-one. If it's
2 a low-income unit, we want low-income units replaced. We
3 don't want a replacement moderate-income for people who
4 earn eighty thousand dollars a year.

5 MR. KREIMANN: Thank you, Ms. Garrit.

6 [phonetic]

7 [Applause]

8 MR. KREIMANN: Okay. Thank you, Ms. Garrit.

9 [phonetic]

10 Our next speaker, Mansour Rajimi? [phonetic]

11 MR. MANSOUR RAJIMI: [phonetic] Yes -- the
12 problem is that [inaudible].

13 MR. KREIMANN: So you don't -- so you don't
14 want to speak.

15 MR. MANSOUR RAJIMI: [phonetic] No [inaudible]
16 I'll write a letter.

17 MR. KREIMANN: You'll write a letter. Okay,
18 look forward to reading it. Our next speaker is Mr.
19 Levine.

20 MR. LEVINE: Good evening, task force members.
21 My name is David Levine. I will be addressing you this
22 evening as the current president of the Marina del Rey
23 Lessees' Association and a representative of the
24 ownership of Del Rey Shores Apartments.

25 Your task force is to be congratulated for

1 formulating a draft affordable housing policy for Marina
) 2 del Rey which isn't always compliant with the Mello
3 [phonetic] Act, yet which provides the County of Los
4 Angeles and its lessees in Marina del Rey a flexible
5 framework within which diverse projects can achieve such
6 compliance. Our recent experience with a myriad of Mello
7 [phonetic] Act compliance issues affecting the
8 redevelopment of Del Rey Shores has shown us that the
9 Mello [phonetic] Act is careful to give local
10 jurisdictions wide discretion in complying with
11 affordable housing requirements. As a result, no two
12 jurisdictions in California comply with the Act in the
13 same way. It is important to emphasize that the Mello
) 14 [phonetic] Act does not prescribe only one means to
15 comply with the Act and yet multiple, unique projects can
16 differ in many critical elements and still all be
17 consistent with the Mello [phonetic] Act.

18 This is particularly important with regards to
19 our articulation with an affordable housing policy in
20 Marina del Rey which is owned by the County of Los
21 Angeles. Marina del Rey is the largest income-producing
22 asset owned by the people of the County of Los Angeles,
23 all thirteen million of them. While some existing Marina
24 tenants may wish to keep their rents at relatively low
) 25 levels, there are many hundreds of thousands of other

1 County residents who rely on vital County social
2 services, who will benefit from the substantial County
3 revenue that will be generated by redevelopment of the
4 Marina's aging apartment complexes.

5 In fact, over fifty percent of the rent
6 generated by the leaseholds by the Marina for the County
7 is transferred to the County's Department of Health
8 Services. So the County has a special, social interest
9 in generating increased revenue from the Marina. It is
10 simply a fact of life that for every two dollars in rent
11 forgone by the County to subsidize individual, affordable
12 units in the Marina, there will be over one dollar of
13 lost revenue denied to support health services for
14 millions of County residents from Long Beach to
15 Lancaster, from Mar Vista to Monrovia.

16 Moreover, the housing shortage in Los Angeles
17 County extends above and beyond the availability of units
18 to low-income individuals and families to all rental
19 units available at many different levels of
20 affordability. Therefore, the affordable housing policy
21 for Marina del Rey must provide the County of Los Angeles
22 and its lessees with the flexibility to stimulate the
23 construction of market rate units as well as the
24 provision of affordable units. Unless investors are
25 assured of market rate returns, redevelopment of the

1 Marina will not take place.

2 Meanwhile the Marina's aging apartment stock
3 will continue to deteriorate without the addition of
4 badly needed market rate apartments or the contribution
5 of affordable housing units. It is therefore incumbent
6 upon all parties within the County family and within the
7 Marina del Rey community to bear in mind the development
8 in the Marina must strike a sensitive balance between
9 often competing interests and values. The social good of
10 providing affordable housing must be weighed against the
11 social cost of subsidizing affordable housing. The
12 disruption new construction causes must be weighed
13 against the improved quality of life the community will
14 enjoy from renovated and new residential and commercial
15 developments in the neighborhood.

16 The Board of Supervisors has the right, indeed,
17 the responsibility to frame the affordable housing policy
18 in this larger context.

19 I have some more which I will submit to you in
20 writing. Let me just conclude with this.

21 We live in a less than perfect world. Perhaps
22 none of us will or can be happy with each and every
23 provision of this policy. But we all have a vested
24 interest in making the policy work in increasing the
25 total housing stock, in providing more affordable

1 housing, in keeping redevelopment projects viable, in
2 realizing the redevelopment envisioned in the Coastal
3 Commission Certified Local Coastal Program, and in
4 generating much needed support for a range of vital
5 County services. We believe the draft achieves that
6 balance. Thank you.

7 MR. KREIMANN: Thank you. Can I --

8 FEMALE MEMBER OF AUDIENCE: [Inaudible]

9 MR. KREIMANN: Mr. Levine, if you can just give
10 me the written -- to Mr. Frencano [phonetic] there, I'd
11 appreciate it.

12 Okay, our next speaker is Mr. Ben Beach.

13 [Applause]

14 MR. BEN BEACH: Would somebody raise this?

15 MR. KREIMANN: Let me know when you're ready.

16 MR. BEN BEACH: Okay, thank you.

17 Good afternoon, good evening, task force
18 members. My name is Ben Beach, Family Legal Aid
19 Foundation of Los Angeles. There's been, as has been
20 noted, there's been substantial amount of discussion
21 about this policy and we've participated in some of that
22 discussion. So, I know that some of you got the benefit
23 of our written submissions. And I'd just like to make a
24 couple of points if I could this evening.

25 The first is, as I think it's fairly widely

1 acknowledged, the County is in the midst of an affordable
2 housing crisis. In that respect, the Marina del Rey
3 territory is quite unique. It's unique in that it
4 prevents -- it presents both an opportunity and a
5 responsibility to address the crisis. It presents an
6 opportunity in the sense that it's county-owned land.
7 it's land that the County is in a position to make a
8 policy decision about how to use. And it presents a
9 responsibility on the County's part in the sense that the
10 Mello [phonetic] Act requires the County to deal with the
11 affordable housing issues in the Marina.

12 Now, there's some debate over exactly what the
13 nature of the County's responsibility is and I'm going to
14 speak specifically to the inclusionary issue. The State
15 Mello [phonetic] Act said, we believe, we stand for --
16 let me say that again. We stand for the proposition that
17 the State Mello [phonetic] Act, that the statute that
18 says: if it's feasible to build something, you have to
19 build it, means if it's feasible to build something, you
20 have to build it.

21 The County's positions thus far in this debate
22 has been: if it's feasible to build something, if the
23 statute says it's feasible to build something, you might
24 have to build it. If you do have to build it, we're
25 going to give you an opportunity to take an automatic

1 reduction in what you actually do have to build based on
2 a density bonus or based on pre-existing housing.

3 We think we have the better reading of the
4 statute when those two things are put side-by-side. But
5 let's pretend that in fact the County's position that the
6 inclusionary requirement from a legal standpoint is wide
7 open, that this is a -- we're just, you know -- it's a
8 blank canvas. You can strike whatever policy -- you can
9 set out on whatever policy decision you want in the
10 Marina.

11 The policy decision that's been put forth thus
12 far is, frankly, about as weak a position as this group
13 could take in terms of insuring that there is an adequate
14 inclusionary provision for the reasons that I've just
15 said. It's an extremely low inclusionary obligation
16 because developers, I think it's fair to say, are likely
17 to opt for the five percent very low, and then they can
18 come back around and say, well we have the further
19 reduction based on the density bonus, and by the way, we
20 have a further reduction based on the fact that we had
21 pre-existing housing on this site.

22 Let's compare that just with a few steps down
23 the road in Venice where developers are, in fact,
24 complying with a ten percent very low or twenty percent
25 low requirement and including affordable housing in their

1 developments.

) 2 [Applause]

3 So, in some -- in the one place in the County
4 where we have both an opportunity and a responsibility to
5 address the dire affordable housing crisis that presently
6 faces us, this group has thus far has, we believe, taken
7 a position that's fallen far short of what's feasible in
8 terms of inclusionary housing units and certainly far
9 short of what's needed. Thank you very much.

10 [Applause]

11 MR. KREIMANN: Dale Goldsmith.

12 MR. DALE GOLDSMITH: Good evening, honorable
13 task force members. My name is Dale Goldsmith. I'm a
) 14 partner with the law firm of Armburster [phonetic] and
15 Goldsmith, representing Legacy Partners which hopes to
16 redevelop the Neptune Marina parcel in the Marina.

17 As a preliminary matter, I'd like to stress
18 Legacy Partners' commitment to fully comply with the
19 Mello [phonetic] Act in connection with its redevelopment
20 of the Neptune Apartments. As I will describe in a
21 moment, we believe that the draft affordable housing
22 policy will allow Legacy to achieve this important goal.
23 However, before I address the draft policy, it's
24 important to place the unique nature of Marina del Rey in
) 25 context.

1 The Marina is owned and operated by Los Angeles
2 County for the enjoyment and benefit of all County
3 residents and it generates substantial general fund
4 revenue that is used, among other things, to fund County
5 Health and Social Services. This fiscal year alone, more
6 than fifty percent of the Marina's ground rent proceeds
7 will be transferred to the County Department of Health
8 Services. Providing affordable housing in the Marina
9 will necessarily require a reduction in ground rents. We
10 should not ignore the fact that the more revenue that is
11 used to subsidize affordable housing in the Marina, the
12 less revenue there will be available to support other
13 vital countywide services.

14 I'd also like to dispel the notion that the
15 County has done nothing with respect to affordable
16 housing, including the recently-approved Shores
17 [phonetic] Project which RPC acted on a couple of months
18 back. There are a hundred and seventy-nine approved,
19 affordable units that will come online hopefully in the
20 next couple years. When this policy is implemented, the
21 draft policy, there will be many more affordable units
22 constructed as aging properties are redeveloped.

23 With these broader social considerations in
24 mind, the method by which the County complies with the
25 Mello [phonetic] Act should be balanced with

1 clearly-defined public policy objectives.

) 2 We think that the appropriate objective is to
3 facilitate the production of affordable housing the
4 coastal zone or if that is infeasible, within three miles
5 beyond without jeopardizing the County's ability to
6 generate funding for other countywide benefit programs.

7 In speaking of the draft policy it is critical
8 that any adopted affordable housing policy for the Marina
9 provide developers with sufficient flexibility in
10 complying with the Mello [phonetic] Act requirements.
11 Otherwise, developers will likely be unable to redevelop
12 their properties. Meanwhile, the Marina's aging
13 apartment stock will continue to deteriorate without
) 14 contributing a single affordable unit.

15 We commend the task force for including in the
16 draft policy this sort of flexibility.

17 MR. KREIMANN: Fifteen seconds.

18 MR. DALE GOLDSMITH: We would appreciate
19 though, however, that if the task force could clarify one
20 aspect of the current draft. The Executive Summary says
21 that any rent concession by the County will relate only
22 to inclusionary units, because inclusionary units are
23 required only if feasible and the replacement units are
24 critical for the determination of feasibility. We
) 25 believe that the replacement units must necessarily be

1 considered in determining the amount of any such rent
2 concessions. Thank you for this consideration.

3 MR. KREIMANN: Thank you, Mr. Goldsmith.

4 [Inaudible from female audience member]

5 MR. KREIMANN: Okay. Our next speaker is
6 Liliana Hernandez.

7 [Applause]

8 MS. LILIANA HERNANDEZ: Good evening. My name
9 is Liliana.

10 MR. KREIMANN: Could you move the mike down?
11 So, speak right into the mike because we're trying to
12 record this. Thank you.

13 MS. LILIANA HERNANDEZ: My name is Liliana and
14 I'm from Power. I live in the City of Venice and because
15 Marina is right next door to me, this policy of five
16 percent very low- or ten percent low-income units is not
17 enough. So this concerns me because this will come to
18 Venice next. So this needs to be more of like a twenty
19 percent or at least double. And that's all I have to
20 say. Thank you.

21 MR. KREIMANN: Thank you.

22 [Applause]

23 MR. KREIMANN: Our next speaker is, and forgive
24 me, but I believe it's Shatwan [phonetic pronunciation by
25 Mr. Kreimann] Valentine? How did I do with that name?

1 [Inaudible response.]

2 MR. KREIMANN: How do you pronounce your first
3 name?

4 MS. GITANE VALENTINE: "Gitane." [phonetic]

5 MS. KREIMANN: Gitane. Okay.

6 MS. GITANE VALENTINE: My name is Gitane
7 [phonetic] Valentine. I'm a long-time Venice resident.
8 And I'm a member of Power and Venice Community Housing.
9 I live in Venice. In fact, Venice could walk to Marina
10 del Rey and Marina del Rey could walk to Venice. For the
11 counties who have ten percent low and five percent very
12 low, it should be like the City: twenty percent low and
13 ten percent very low. I think everybody's heard about
14 Lincoln Place. There are thirty-seven people left. One,
15 today, I understand went to the hospital. I've gotten to
16 know the people at Lincoln Place. I know a lot of people
17 that this will affect and the City and the County should
18 be the same. Because -- and another thing of my concern
19 is the seniors and the ones specially at Lincoln Place
20 that are being evicted. Those are seniors and disabled
21 people and for one to have to go to the hospital today on
22 account of this.

23 You should consider and have one Mello
24 [phonetic] Act and it should be twenty percent or ten
25 percent, just like the City is. Thank you.

1 [Applause]

2 MR. KREIMANN: Thank you, Ms. Valentine.

3 Our next speaker is Lauren Wolpert [phonetic].

4 Lauren? Welcome.

5 MS. LAUREN WOLPERT [phonetic]: Hi, thank you.

6 I am Lauren Wolpert and I'm a resident of Del Rey and I
7 just have a couple concerns. Here I am, talking to the
8 microphone. As far as the houses are available, I mean I
9 was able to find out about this meeting, I was able to
10 find out a place like Power existed, but where is a
11 centralized location that one would find housing units if
12 and when they become available. Because I don't have an
13 association with any group that exists.

14 Something else that bothers me or concerns me
15 as far as development is as all these housing is being
16 grown up, who is taking care of the infrastructure.
17 Because I've noticed there's been a lot going on with the
18 County are in Culver City as far as having sewage leaks.
19 I know there's a lot of things kind of falling apart that
20 way. So who takes care of and who will improve the
21 infrastructure. Because within the developments there
22 also hasn't been an increase in park space even with the
23 expansion of something like Centenella [phonetic],
24 there's been an increase in bypass. And that would lead
25 nicely off to the, you know, the main bypass there. So

1 that has been minus more than plus.

2 Also, as far as moderate income people, there's
3 a lot of people in that area that have fallen through the
4 cracks, that have spent a life of sofa surfing and have
5 not been able to find any foundation in their life to
6 move forward in it. I would appreciate, at the end of
7 this, if you write all the available, good websites'
8 addresses, emails -- if I found my pen, I could write
9 them down.

10 As far as a Plan B, we have all these things
11 being built right now and I'm sure a lot of developers
12 want to see them to the end, but as we know, a lot of
13 people's construction loans are for a small amount of
14 time and interest rates are going up, and construction
15 costs are going up, and a lot of people might not finish
16 these buildings. What are we going to do because we are
17 going to have a couple of half-finished apartments as
18 much as we would like to think they are or think they're
19 not, or whatever. It's just going to happen. It's just
20 the nature of business.

21 Also, as far as domestic partners -- as far as
22 financially helping one another, a lot of times we're not
23 insured by each other's insurance, we cannot get each
24 other's social security benefits once they're retired, we
25 cannot get widow and widower's benefits. So, at this

1 point, we just have the right to divorce and how come we
2 don't have the right to inclusion in this? How come
3 everything has to be together when everything else, as
4 far as benefits, we're not entitled to. I think that's
5 all I have written down at this point. Thank you very
6 much for your time.

7 MR. KREIMANN: Thank you very much.

8 [Applause]

9 MR. KREIMANN: Our next speaker is Mark
10 Hensley. [phonetic]

11 MR. MARK HENSLEY [phonetic]: Yeah, I'm Mark
12 Hensley. I live at Del Rey Shores and I guess the one
13 thing that really strikes me about this whole thing
14 that's happening is that I just found out about all this.
15 I look on the board over here and it shows all these huge
16 buildings being built -- what this big plan is and I've
17 lived here all my life and I've never known about any of
18 this stuff happening until somebody from the Power
19 organization dropped something on my doorstep.

20 And so I have no idea what to say. As the guy
21 that represents Del Rey Shores and the other developer
22 who came up here, he had a nice typed out something to
23 say to everybody. It sounded really nice. I would
24 really love that opportunity to also put something
25 together so that it sounds better. You know, right now,

1 I don't have the time to do that. I feel like this is,
2 you know, like a backroom deal going on that -- it's
3 going to affect me and my family. And I have nothing to
4 say about it. It's going to affect me. So, you know, in
5 just some of the notes I wrote from tonight, you know, I
6 want to know. It's like you guys, you know, talking
7 about the density maybe of where we live right now or how
8 many people are already here. And what it's like to just
9 drive around Admiralty right now and how we see it just
10 changing.

11 I mean, there's enough people here. And when
12 the County says, you know what, okay Del Rey Shores,
13 there's two hundred families there now. Go ahead, add
14 another five hundred. How does that affect the way we
15 live? You know, I mean, there's got to come a point
16 where somebody, and I think it's got to be you people who
17 really say, you know what? Yeah, things have got to
18 change. We've got to stop all this madness of just grow,
19 grow, grow for money.

20 [Applause]

21 You know, and you displace people, that really affects
22 lives. And I want to talk about that. I'm the father of
23 two that go to school here, locally. Now, I just found
24 out I have to tell my children that they're going to be
25 displaced. Maybe that's my fault because I don't live in

1 a two million dollar home. I can't afford that. Even
2 though I've lived in this neighborhood my whole life,
3 okay. And three generations of my family have lived
4 here. But now I will not be able to afford to live here
5 if your plan goes through. And so I just want to know,
6 who's looking out for me and my family. Is it the
7 government? And I'm just, I'm wondering about that
8 because I've always felt that the government had my best
9 interest in mind.

10 But now I'm really realizing that the guys with
11 the suits, okay, that's where it's going. They're going
12 to get it their way and I do feel the winds of change of
13 blowing. And it's going to happen. So that leads me to,
14 okay, so my family gets displaced, you know. What am I
15 going to do? Where will I go to? They'll give me ninety
16 days. I'm on a month-to-month right now even though I've
17 lived in Del Rey Shores for seven, six years now. I'm on
18 a month-to-month and literally tomorrow they could give
19 me a ninety-day, and I don't know what I'm going to do.
20 And what will I do with my children going to school.
21 What will I tell my kids.

22 You know, these are things you really have to
23 look at and slow down. Let's just slow down and let
24 everybody know what's going on here because it's really
25 incredible and I feel sorry for all the other people that

1 live in the County, you know. And I don't think any of
2 you probably live here. I really don't. I doubt that
3 very much. Because, you know, you guys are putting
4 policy together that's affecting us. Well, help us out.
5 If you're going to help everybody in the whole County
6 and, you know, I didn't realize that I wasn't in LA until
7 pretty much today. You know, I thought I would be
8 entitled to the same things people in LA are entitled to
9 or Santa Monica.

10 If I am displaced, is somebody going to help me
11 move? Because I'll tell you right now, I'm living month-
12 to-month. I've got a wife that doesn't work, I've got
13 medical problems at home. And it's real important to me.
14 And somebody has to look out for the little guy, okay.
15 And that's me. And all the other people back here,
16 they're going to lose their housing and where will we go?
17 You know what, I've lived at the beach my whole life and
18 I don't want to move inland much more, okay. So please
19 slow down and let us have a chance to just discuss this
20 and do it with community involvement. It's not backroom
21 deals; it's about community involvement and we should all
22 work together, because it's going to happen, I know it's
23 going to happen. But let's work together, okay. Thank
24 you.

25 MR. KREIMANN: Thank you Mr. Hensley.

1 [Applause]

2 MR. KREIMANN: Our next speaker is Peter Zack.

3 MR. PETER ZACK: Good evening, members of the
4 task force. My name is Peter Zack and I'm speaking on
5 behalf of the Villa Venetia Project. We're currently
6 working hard on this project and are very proud of our
7 top quality design which we presented to the DCB last
8 week. We absolutely recognize the importance of
9 affordable housing in this region. This isn't lip
10 service; we take responsibility to help to find solutions
11 and, in fact, several of us have worked on other market
12 rate projects that include affordable housing. We will
13 draw upon that commitment and experience at Villa
14 Venetia.

15 We support the proposed draft policy because we
16 believe it seeks to provide the greatest net benefit to
17 the community including affordable housing advocates
18 because it allows for flexibility and a case-by-case
19 analysis of the facts presented by each project in
20 determining the best way to support affordable unit
21 production. We understand that some tenants that
22 currently live here in the Marina, including our existing
23 tenants, don't want change because they hope that without
24 redevelopment the status quo and existing rent will
25 continue.

1 However, the Marina's experience with
2 redevelopment projects is that they do create income-
3 restricted units as well as new, high quality housing
4 stock to replace the older existing units which date from
5 sixties and seventies here in the Marina.

6 The five projects approved in recent years have
7 led to a hundred and seventy-nine income-restricted,
8 affordable units and the several projects which are now
9 in the approval process, including our Villa Venetia
10 Project, are all planning to support affordable housing.

11 The current draft policy offers a fair and
12 predictable process for determining feasibility and
13 correctly recognizes that off-site alternatives may be
14 appropriate depending on the facts.

15 MR. KREIMANN: Fifteen minutes -- fifteen
16 seconds, I'm sorry.

17 MR. PETER ZACK: The County is doing the right
18 thing by balancing competing goals and supporting
19 redevelopment with appropriate consideration of
20 affordable housing. We support those efforts and look
21 forward to continuing toward our goal of maximizing the
22 number of units we can feasibly support while still
23 ensuring an appropriate return to the County and to
24 justify our investment in new public infrastructure and
25 environmental benefits for the Marina and all

1 stakeholders. We think the current draft policy will
2 allow the positive outcome and allow the County to
3 continue to generate leasehold revenues from the Marina
4 to support other County social programs. We support the
5 flexibility of the proposed policy. Thank you.

6 MR. KREIMANN: Thank you very much. Let's just
7 give it to Mr. Bollein [phonetic].

8 FEMALE MEMBER OF AUDIENCE: [Inaudible]

9 MR. KREIMANN: Could I -- could I just make one
10 more request and that's please don't interrupt the
11 speakers. It's not appropriate. We're going to give
12 everybody a chance to speak and just please, it'd make
13 things work a lot smoother. So if I hear more
14 interruptions, it's going to force me to tack more time
15 onto the individual. I think that's fair. So, please,
16 we're all adults here and we understand that it's a hot
17 topic and it is a difficult one, but please, I will
18 appreciate everybody being civil to one another and
19 extending the courtesy of allowing them to speak of their
20 particular views. With that, our next speaker is Deanna
21 Kitamoro? [phonetic]

22 MS. DEANNA KITAMORO: [phonetic] Good evening,
23 I'm Deanna Kitamoro, an attorney with Western Center on
24 Law and Poverty. I'm here with my legal aide colleagues
25 in support of Power.

1 The first thing I want to know is that the only
2 people who have come up here in support of the policy,
3 the draft policy, have been the developers and there's a
4 reason for that because the policy is inadequate. Ben
5 Beach, my colleague, addressed some issues and Dan Brown,
6 my other colleague, will address the other ones. I would
7 like to point out a couple of other things.

8 First of all, the policy lacks guidance on
9 important issues. Because the Mello [phonetic] Act
10 requires affordable inclusionary units where feasible,
11 the question of where the affordable units will be
12 located and whether inclusionary units will be required
13 all comes down to feasibility and in order to figure out
14 feasibility, the County must decide on methodology and
15 threshold levels.

16 But the policy is completely silent on these
17 two issues and a lack of guidance results in
18 inconsistency decisions. We know from comments made by
19 the RPC that they want the County to provide them
20 guidance. Otherwise for each proposal that comes along
21 there will be a fight over which methodology and
22 threshold to use. Unless these issues are resolved in
23 the policy, you essentially have an ad hoc process. And
24 the one point that is covered in the draft policy with
25 regards to feasibility is that there can be an adjustment

1 up to two hundred points. However, the draft, again,
2 does not provide any details on when such an adjustment
3 should be made. So this policy is essentially ad hoc.

4 There is also discussion, or there's also a
5 point about rent adjustments in the policy. Under the
6 County's existing Marina policy, the County indicated
7 that it was willing to reduce the ground lease by
8 fifty-three percent. But the proposed policy states that
9 the County is willing to reduce their ground lease on
10 inclusionary units, but it does not provide any
11 percentage, any sort of cap to that level. If there is
12 no maximum level provided, then it is difficult to
13 conduct any feasibility analysis, because a formula
14 cannot be established.

15 So, once again, the County will have to conduct
16 a case-by-case analysis because the policy does not spell
17 any details out.

18 The last point that I want to make is about
19 rental versus ownership. The draft policy allows all
20 affordable units to be a rental, even where the market
21 rate units are ownership. This is problematic for a
22 variety of reasons. One of the main reasons to bar such
23 pol -- tradition [?] is that affordable units and the
24 tenants residing in them are likely to be stigmatized if
25 all the other units are ownership. Moreover, the

1 County's housing elements states that the County will
2 coordinate with the private sector in the development of
3 a variety of affordable housing for both rental and
4 ownership. If you allow developers to build only rental
5 for the affordable units, the County will have missed an
6 easy opportunity to promote one of its housing element
7 policies.

8 The draft Marina policy is highly problematic
9 legally and for policy reasons. We encourage you to
10 incorporate all of the comments that we have addressed in
11 our letter to you and as well as to the Board of
12 Supervisors. Thank you.

13 [Applause]

14 MR. KREIMANN: Thank you very much. Our next
15 speaker is Suzanne Brown.

16 MS. SUZANNE BROWN: Good evening. My name is
17 Suzanne Brown and I'm an attorney with the Legal Aid
18 Foundation of Los Angeles. My testimony tonight is going
19 to focus on some key problems with the replacement
20 housing provisions of the draft policy.

21 First, the policy creates a number of improper
22 exemptions from the Mello [phonetic] Act's replacement
23 housing obligation. These include resident managers,
24 students who pay their own rent and financially
25 independent relatives who live together.

1 Second, while the Mello [phonetic] Act requires
2 examination of current tenant incomes to determine if a
3 replacement unit is required, the policy improperly
4 allows examination of rent levels. This violates the
5 Mello [phonetic] Act and it also makes little sense from
6 a policy perspective because in today's housing prices,
7 tenants are doubled up and overcrowded in order to afford
8 rents.

9 Third, while the Mello [phonetic] Act requires
10 replacement of low- and moderate-income units on a
11 one-for-one basis, the policy improperly allows for
12 replacement of bedrooms on a one-for-one basis. This
13 constitutes an improper reduction in the Mello [phonetic]
14 Act's replacement housing obligations. And again, it
15 does not go very far in helping us in today's housing
16 prices.

17 Fourth, while the proposed policy is proposing
18 a thirty-year covenant on affordable housing units, we
19 recommend that units remain affordable for the life of
20 the ground lease. Otherwise, as all of the ground leases
21 in the Marina come up for expiration, we're going to --
22 I'm sorry. In thirty years, we're going to see a loss of
23 all the affordable units at one time. Whereas if we keep
24 them affordable for the life of the ground lease, we're
25 not going to have a big loss of affordable units at one

1 moment.

2 Fifth, pursuant to our reading of the Mello
3 [phonetic] Act, like-for-like replacement of units is
4 required. This means that if a low-income unit is
5 demolished or converted, it must be replaced with a
6 low-income unit. Unfortunately, the proposed policy is
7 interpreting the Mello [phonetic] Act to allow
8 replacement of any unit with a moderate-income unit.
9 Again, this violates the Mello [phonetic] Act and in
10 light of our housing crisis, is a very poor policy
11 choice.

12 Sixth, while the policy allows developers to
13 provide replacement units either on-site or elsewhere in
14 the coastal zone, it would be much better policy for the
15 County if replacement units were located on-site. It
16 would meet the goals of the Mello [phonetic] Act which
17 are anti-gentrification.

18 Seventh, the proposed policy improperly allows
19 developers to satisfy their housing obligations through
20 rehabilitation. This is not permitted by the Mello
21 [phonetic] Act because it does not create net new units.
22 Rehabilitation, moreover, is cheaper than new
23 construction so it provides developers with a constant
24 incentive to build off-site, which, again, is not in the
25 best interests of the community and does not meet

1 anti-gentrification interests. Developers should be
2 required to satisfy their Mello [phonetic] Act
3 obligations through either adapted reuse or new
4 construction, because this will yield net new units and
5 help our housing crisis. Thank you.

6 MR. KREIMANN: Thank you. Mr. Heifetz,
7 [phonetic] you have a comment?

8 MR. HEIFETZ [phonetic]: Yeah. Just as a
9 clarification: a couple, two points -- not to get into a
10 debate with Ms. Brown and I'm sure we will talk more
11 about this later, but the two points that I just wanted
12 to make a comment on: one is the issue of rent levels.
13 What the draft policy provides is we were only -- the
14 draft policy provides that we will only look at rent
15 levels versus tenant income when the tenant doesn't
16 complete the survey and we otherwise don't have income
17 information for that tenant. That's the only time that
18 we -- that the draft proposer is looking at rent levels.
19 So that's just one point. We can talk about that more
20 later.

21 Second, the only other -- the second point, I
22 just want to make sure, because I think the task force
23 was clear, but maybe the document we submitted wasn't
24 clear on rehabilitation. We're not at all, I don't think
25 the draft policy is proposing to rehabilitate a unit that

1 otherwise is low income. We're talking about taking a
2 market rate unit and rehabilitating it to add to the
3 low-income stock. So it would in fact increase the
4 stock. That's the intent of the current draft.

5 MR. KREIMANN: Thank you. Our next speaker is
6 Maryanne Weaver.

7 MS. SUZANNE BROWN: [Inaudible]

8 MR. KREIMANN: Hold on, hold on, you had your
9 three minutes, so...

10 MS. SUZANNE BROWN: [Inaudible]

11 MR. KREIMANN: Okay, I'll allow it this one
12 time.

13 MS. SUZANNE BROWN: [Inaudible] ...just in
14 terms of the rehabilitation, if you're subsidizing the
15 exiting market rate units to make it low-income, you're
16 not adding to our housing stock in any way; you're just
17 adding a subsidy to an existing unit and the point with
18 such a housing crisis right now is to constantly increase
19 the housing stock and increase the amount of low-income
20 units.

21 Putting that issue aside, a separate point,
22 along with this, is, it is immensely cheaper to subsidize
23 and rehab an existing unit than it is to create a new
24 low-income unit either on or off-site. So there is a
25 constant economic incentive for the developer to rehab

1 and subsidize a unit instead of creating a new unit and
2 adding to our housing stock and creating a low-income
3 unit. Thank you.

4 MR. KREIMANN: Thank you. Maryanne Weaver?

5 MS. MARYANNE WEAVER: Good evening. My name is
6 Maryanne Weaver and I'm a resident of Marina del Rey.

7 MR. KREIMANN: I'm sorry, could you put the
8 microphone closer to your -- thank you.

9 MS. MARYANNE WEAVER: Okay. For eight years I
10 was a resident at Kingswood Village and before Kingswood
11 Village was purchased by Art Stone [?] some of us tenants
12 were informed that -- by Kingswood Management that the
13 County had requested that Kingswood prepare a plan for
14 affordable housing and they were working on that plan
15 when Art Stone took over. The question we need answered
16 is why the County did not insist that Art Stone continue
17 with that plan. The Kingswood Village Complex consist of
18 six hundred and twenty-four units and when Art Stone took
19 over, a large percentage of those tenants were people who
20 would have qualified for affordable housing and seniors
21 between the ages of sixty-two and ninety years old.

22 If at least ten percent of affordable housing
23 had been available, many of those -- it would have been
24 at least sixty units -- and many of these people that
25 were displaced, would have remained in their homes. At

1 one of the new surrounding communities, Playa Vista,
2 several apartment complexes are offering affordable
3 housing. For instance, the Avalon del Rey offers ten
4 percent low income and ten percent affordable income, a
5 moderate income which is twenty percent total.

6 Due to the dark situation in the country today,
7 many companies are outsourcing work, cutting back
8 workforces, pensions being cut, wage concessions. And
9 according to recent statistics, more than fifty percent
10 of the American people have income of less than fifty
11 thousand dollars per year and that percentage is rapidly
12 decreasing.

13 These are hard-working people along with senior
14 citizens, some who live right here in Marina del Rey who
15 would like to stay here and they should stay here. But
16 because of the outrageous rent increases, these people
17 are being forced out of their homes and the sad thing is
18 that they're not compensated for it as some of these
19 surrounding areas do.

20 In revising the policy, we want the policy to
21 state that every apartment complex in Marina del Rey be
22 required to offer twenty percent affordable housing and
23 that it not be limited to just the new complexes, but all
24 complexes --

25 MEMBER OF AUDIENCE: Yayy.

1 MS. MARYANNE WEAVER: -- including the
2 renovated and the non-renovated. Thank you.

3 MR. KREIMANN: Thank you very much. Our next
4 speaker is Estella de Janos? De La Janos?

5 MS. ESTELLA DE JANOS [Phonetic]: Good evening.

6 MR. KREIMANN: Good evening.

7 MS. ESTELLA DE JANOS: My name is Estella de
8 Janos of Latham & Watkins on behalf of Lion Capital, the
9 lessee for Villa Venetia. We agree we need more housing,
10 but the Mello [phonetic] Act alone will not solve our
11 housing crisis. Requiring projects in the coastal zone
12 to provide units on-site where land costs are the highest
13 and density may be limited by deference to coastal
14 resources, is among the least cost-effective options and
15 will generate few units given the high cost per unit.
16 The County needs to consider options that will maximize
17 the number of affordable units.

18 This includes off-site alternatives that can
19 take advantage of lower land costs, reduced environmental
20 constraints and the ability to leverage private funds
21 with tax credits and other financing incentives to
22 maximize creation of affordable housing. As you evaluate
23 your comments, the comments on the current draft, we know
24 its consistency with the purposes of the Mello [phonetic]
25 Act.

1 First, the purpose of the Mello [phonetic] Act
2 was to restore local control over housing policy. Prior
3 to the Mello [phonetic] Act, the state imposed affordable
4 housing requirements on projects in the coastal zone. As
5 a result, coastal cities and counties had little to no
6 control over housing policy within a portion of their
7 jurisdiction. The Mello [phonetic] Act was one of many
8 acts introduced to give control over housing policy back
9 to local governments.

10 Today, the Mello [phonetic] Act gives the
11 County a great deal of discretion and flexibility to set
12 housing policy on a countywide basis. The Mello
13 [phonetic] Act does not set minimum percentages; it gives
14 the County discretion to determine how best to meet its
15 housing needs.

16 In addition, the Mello [phonetic] Act is
17 premised on feasibility. Sorry about that. Feasibility
18 --

19 [End of Tape 1, Side B]

20 [Start of Tape 2, Side A]

21 MS. ESTELLA DE JANOS [Phonetic]: Four factors:
22 environmental, social, technical and environmental.
23 Projects that cannot be successfully completed within a
24 reasonable period of time are not considered feasible.
25 Each of these of these factors including timing and

1 likelihood of success are important and must be
2 considered.

3 In addition, the County as landowner, must
4 consider the revenue impacts. Rents from the Marina have
5 been a substantial source of the County's unrestricted
6 funding which is used for important countywide programs
7 such as health and other social services. Reducing
8 ground rents directly impacts this funding. The County
9 must analyze the fiscal impacts of any alternatives to
10 the proposed policies.

11 We support the current draft because it seeks
12 to establish a clear and predictable compliance process
13 and because it recognizes that the Mello [phonetic] Act
14 gives the County flexibility to permit both on- and
15 off-site compliance. The County is a landowner;
16 therefore, it should consider ways to maximize production
17 of affordable units.

18 Many of the housing units in the Marina are in
19 need of renovation and lessees are eager to provide the
20 County with new units that need energy efficiency,
21 seismic and other current building standards and which
22 will increase County revenues for important County
23 programs. Clearly, more housing is needed at all levels,
24 but until a policy is adopted, lessees will be
25 discouraged from redeveloping the Marina and to no new

1 income-restricted units will be created. Therefore, we
2 ask you to move swiftly to adopt a policy.

3 We look forward to providing supplemental
4 comments in writing as your process continues. Thank
5 you.

6 MR. KREIMANN: Thank you. Our next speaker is
7 Carla Andrews?

8 FEMALE MEMBER OF AUDIENCE: [Inaudible]

9 MR. KREIMANN: No, no. We're going to do it
10 now, yeah.

11 FEMALE MEMBER OF AUDIENCE: [Inaudible]

12 MR. KREIMANN: Great.

13 MS. CARLA ANDREWS [phonetic]: [Inaudible] ...
14 you know, that's the kind of presentation you'll get, I
15 suppose. You know, it's like -- well, the first thing
16 I'd like to say is we definitely do need workshops on
17 this matter, okay. And you have not succeeded in the
18 outreach that is required to even let this community
19 know --

20 [Audience speaking over]

21 We need workshops and we also need a better outreach,
22 absolutely. The purpose of the Mello [phonetic] Act is
23 to provide the -- not the minimum affordable housing, but
24 rather the maximum amount of affordable housing the
25 coastal zone and the most generous offering in support of

1 state law and its intent.

2 Marina del Rey, in its unique role to the
3 region as recreation, small craft harbor, does not
4 recognize housing as a priority and this is -- I'm going
5 to take this opportunity to say that when you are looking
6 at a new lease, and a new project, you have denied us a
7 bid on that project. The public has a right to look at
8 that property before you give an extended lease or new
9 leases or anything else to revisit that property to
10 determine if we want housing in the area at all.

11 For instance, your Del Rey Shores -- it's two
12 hundred units now. Maybe we would like to see that taken
13 off the map and a baseball field put there. It's our
14 choice. We should be able to say something about that.
15 It is publicly-owned marina. We keep saying "county-
16 owned marina," but this marina belongs to the public. We
17 paid for it, we have a land use plan, we have a local
18 coastal plan, and you need to adhere to that.

19 So housing is not a priority in the marina,
20 anyway. However, we do have housing here and as it
21 started, it was a fair reasonable -- it was fair and
22 reasonable rent. The lessees' association sued to get
23 out from under that obligation. The County rolled over
24 and said, well, you know, here's a way to maximize our
25 revenues.

1 I'd like to see an audit on the benefit of
2 these revenues, too. We all know how dismal failure the
3 County has been in these social benefit programs. And
4 for you to tell us that by eliminating housing in this
5 marina, how it's going to fix everything -- I want to see
6 an audit on that. I'd like to see how that really works
7 in numbers.

8 The Mello [phonetic] Act is a poor compromise,
9 at best. You know, when you're gentrifying an area like
10 this, it's just -- it's just -- you're asking, you're
11 giving these developers all the goodies in the world,
12 right. They get density housing, they get extra traffic
13 credits, they get new leases, extended leases, leases
14 without even looking at the bid. And then you give us
15 the crumbs of affordable housing. And now we see the
16 developer and the County fighting over those crumbs. And
17 we're just stand here left going, oh well, maybe we'll
18 give five percent.

19 MR. KREIMANN: You have fifteen seconds.

20 MS. CARLA ANDREWS: Because you're going to
21 help somebody, you're going to help social benefit
22 programs? I want to see some real proof of that.

23 MR. KREIMANN: Thank you very much.

24 [Applause]

25 MR. KREIMANN: Our next speaker is Nancy

1 Marino?

2 MS. NANCY MARINO: Good evening. My name is
3 Nancy Vernon Marino and I am a Marina del Rey resident.
4 That's M-A-R-I-N-O, I think you wanted me to spell that.

5 Hello to all of those of you who see me
6 practically every meeting. I didn't have a lot of time
7 to prepare today because there were actually three public
8 hearings on Marina del Rey projects last week. The
9 County departments and commissions and everything --
10 they're paid full-time to do this job and they have come
11 here very well prepared. I sat during your presentation
12 scribbling down my reactions on what you have presented.
13 And thank you, it was a fairly clear presentation.

14 I would like to first say that notice was
15 perhaps legally given, but notices are not even a needle
16 in a haystack; they are a piece of straw in a haystack.
17 It is very, very difficult for members of the public to
18 find each and every meeting because there are so many of
19 them. I mean, we are just -- we are inundated. Every
20 project has several meetings and different commissions
21 and boards, and so forth.

22 So, the County's obligation is not just to
23 notify, but to do County outreach because this is such a
24 comprehensive redevelopment project and we would like to
25 have public workshops resolving major policies such as

1 this one before these projects go railroading through.
2 It's just impossible, as members of the public. We're
3 working full-time and then we're doing this in our spare
4 time, trying to come prepared, trying to bring the issues
5 before you that matter.

6 So we would like to have workshops on this
7 before you do your revised report. We think this is
8 necessary.

9 To get to your policy itself, number one, I
10 would like to ask why are there no community
11 representatives on your task force. That --

12 [Applause]

13 That seems to me to be the most glaring aspect of this
14 whole thing. The community is, you know -- you're
15 bringing this to us like little children. This is very
16 insulting and we would like to see a member of the
17 community who is very involved in housing issues be
18 included in this task force. That will allow us to get
19 better information more quickly.

20 I'm happy to see that the in lieu fee will be
21 abolished. I leave [?] Ms. Brown's testimony about the
22 covenant lasting for the term of the lease -- I support
23 that. I think that's very important.

24 The fourth one, the proposal to base
25 replacement units on this income survey is absolutely

1 ludicrous. I don't even know where to start with this.
2 You're going to ask people for all of this personal,
3 private information and insist that they give testimony
4 in these -- or in their responses under penalty of
5 perjury. Now, you're going to ask for information on all
6 household members and supposedly exclusively to determine
7 replacement housing eligibility. I don't trust that that
8 information is going to be used just for that. And I
9 would not be very -- I would be very reluctant to give
10 that information out. I might wonder if I were
11 struggling to pay my rent if this information might not
12 be used by the lessee to try to shove me out a little bit
13 early, get rid of me because what if they think I don't
14 have enough money to pay the rent?

15 And it also -- it predetermines based on some
16 government criteria how people should be spending their
17 money and what is appropriate. Right now, to use your
18 example of a two hundred-unit complex being replaced by a
19 five hundred-unit one, well, supposing -- let's see,
20 where's that. Okay, if all the units in the existing two
21 hundred building are affordable housing now, what if none
22 of the present occupants -- or what if the present
23 occupants are either unwilling or unable to prove that
24 they fit the government-determined criteria for need.

25 That would mean that the new building would

1 require maybe only a few or perhaps even no replacement
2 units. That doesn't seem like a very good policy to me.

3 MR. KREIMANN: Fifteen seconds, Ms. Marino.

4 MS. NANCY MARINO: Okay, all right. Well, all
5 right.

6 Second, next one. The item on vacant units.
7 They need to be classified in proportion to the occupied
8 units. Otherwise there's just, there is the motivation
9 for lessees to keep -- to get those units vacant before
10 these surveys are done. This is not acceptable.

11 Number six: On your evictions for cause. If
12 the cause was nonpayment of rent, I think there needs to
13 be an investigation into the rental rate increases on
14 that unit, starting from perhaps January 1st of this year
15 or at some base point to determine that they weren't just
16 increased rent out of a unit. You know, that they no
17 longer could afford it and so that they voluntarily
18 moved.

19 MR. KREIMANN: Okay.

20 MS. NANCY MARINO: Is there someone who could
21 grant me some time?

22 MALE VOICE: [Inaudible]

23 MS. NANCY MARINO: Okay. He's going to cede me
24 his time. Is that acceptable?

25 MR. KREIMANN: Unfortunately, it's my time.

1 So, I'll give you one last -- one last comment.

2 MS. NANCY MARINO: I have a couple more,
3 actually. If he has three minutes and he cedes it to me,
4 why is that your time?

5 MR. KREIMANN: It's my time. It's -- last
6 comment.

7 MS. NANCY MARINO: Oh.

8 MR. KREIMANN: Well, go ahead.

9 [Audience speaking over]

10 MR. KREIMANN: Go ahead.

11 MS. NANCY MARINO: All right. I would like to
12 know how aggressive County will be with regard to
13 unfeasibility appeals. The replacement and inclusionary
14 housing off-site provides for siting within three miles
15 of the coastal zone where the land values are much lower
16 than in the coastal zone. This -- sorry. This provides
17 a huge incentive for developers to engineer
18 unfeasibility. So, I want to know what protections --
19 how you determine -- I want to know how aggressive you
20 will be in challenging any unfeasibility claim.

21 And also, as far as if the housing is replaced
22 off-site, I think there needs to be a greater than one-
23 to-one ratio -- because of this different in cost, it's
24 much cheaper to build inland because of the land values.
25 So there should be more units replaced, not simply the

1 number that would be built here in the coastal zone. And
2 then --

3 MR. KREIMANN: Last comment.

4 MS. NANCY MARINO: Okay. It's all I could come
5 up with anyway. In the additional provisions there are
6 two references to applicants' proposals: one for rental
7 and ownership units and one for ownership units. Marina
8 del Rey is public land, mandated for a small craft harbor
9 and public recreation. Why on earth is the County
10 contemplating and even here promoting ownership? This is
11 just wrong. We have not been able to own here in the
12 Marina for years. We were told that's because it's
13 public land and no one can own here. So why are you
14 offering our public land for sale? Thank you.

15 [Applause]

16 MR. KREIMANN: Thank you. Our next speaker is
17 Steve Clair [phonetic].

18 MR. STEVE CLAIR [phonetic]: Good evening,
19 members of the Affordable Housing Task Force. My name is
20 Steve Clair. I am Executive Director of the Venice
21 Community Housing Corporation. We're a non-profit,
22 affordable housing developer that operates in Venice and
23 Mar Vista area. We're vitally concerned about the loss
24 of affordable housing in our community and within the
25 coastal zone. Venice Community Housing Corporation first

1 investigated the issue of the City's non-compliance with
2 the Mello [phonetic] Act back in the early nineties and
3 spent a considerable amount of time trying to work with
4 the City to develop policies and procedures which would
5 fairly implement the Mello [phonetic] law.

6 When the City refused to develop such plans or
7 effectively implement the Mello [phonetic] law, we were
8 among those who helped to bring a lawsuit against the
9 City of Los Angeles and thanks to the Court of Appeal and
10 litigation which, I presume, that you are familiar with,
11 the Court directed that the City did have a mandatory
12 obligation to comply with the requirements of the Mello
13 [phonetic] Act. And after the Court of Appeals made that
14 directive to the City, I'll have to say that the City did
15 in fact operate in good faith and worked with the
16 plaintiffs and the plaintiffs' attorneys to develop
17 policies and procedures which did actually comply with
18 the spirit as well as the letter of Mello [phonetic] law.
19 And I would say that we seek no less from the County.

20 We've already sent a letter to the Board of
21 Supervisors about the issue. I have copies here. I'd
22 like to give them to the Affordable Housing Task Force
23 for its consideration as well. In sum and substance, the
24 policy as crafted does not further the underlying
25 objectives of preserving and expanding affordable housing

1 within the coastal zone. One must ask the question, what
2 is the proposed policy trying to accomplish. If it's to
3 interpret the Mello [phonetic] Act in a way that would
4 minimize the obligation to provide affordable housing in
5 the Marina, maximize the profit to developers who will
6 reap -- the profits of developers will reap from leasing
7 and developing this public land, the policy succeeds.
8 If, however, the County is trying to advance a public
9 policy that recognizes and I'm quoting now from the
10 Government Code: "There exists within the urban and
11 rural areas of this State a serious shortage of decent,
12 safe and sanitary housing for persons and families of low
13 and moderate income and consequently a pressing and
14 urgent need for the preservation and expansion of low-
15 and moderate-income housing supply."

16 This policy fails miserably. I know I don't
17 have the time -- in the time that's been allotted to me
18 to speak specifically in any detail about the various
19 areas that the policy is deficient. But let me just
20 itemize some.

21 Regarding the policy of replacement units, the
22 policy, as other people have mentioned, authorizes
23 several exemptions from replacement requirement that are
24 not authorized by the Mello [phonetic] law. These
25 include the units occupied by managers, students, units

1 that have been vacant within a year from the term sheet
2 negotiations.

3 It only requires affordability for these
4 replacement housing for thirty years. Other people have
5 commented on that. And it allows for the rehabilitation
6 of existing units also rather than replacement with new
7 units. Regarding inclusionary units in new construction,
8 the biggest loophole is that the County policy sets no
9 requirement, only a goal. And that goal is only five
10 percent for very low and ten percent for low in the new
11 units to be constructed.

12 And, of course, the feasibility as presented by
13 -- in this draft policy, rests on the pro forma of the
14 developer. The City of Los Angeles came to the just
15 conclusion that the developer was not -- was always going
16 to be able to manipulate his pro forma, is always going
17 to demonstrate that he didn't have the, you know, the
18 ability to create the affordable housing within the
19 project.

20 So the City did its own analysis and came to a
21 categorical conclusion that it was feasible in projects
22 of excess of ten units to provide twenty percent of those
23 units that is affordable to low-income people or ten
24 percent affordable to low-income, very low-income people.

25 MR. KREIMANN: Fifteen seconds.

1 MR. STEVE CLAIR: I would also then state that
2 the thirty units -- I agree with the previous speaker who
3 said that it should be at least the term of the lease, if
4 not in perpetuity. There's no -- why not? That's the
5 purpose to be furthered. Double counting the density
6 units and the -- and the Mello [phonetic] units. You
7 know, both of those laws are intended to advance the
8 increase of affordable housing. Allowing a developer to
9 count this same unit to satisfy two policies is clearly
10 contrary to the objectives on the policy that underlies
11 both of those laws.

12 So, in sum, I urge you to throw out the
13 existing draft, start over, keeping in mind that the
14 affordable housing crisis that exists in this County and
15 the public policies that underlie the law that you are
16 charged to implement and the clear and unambiguous
17 language of the law itself. Thank you very much.

18 MR. KREIMANN: Thank you, Mr. Clair.

19 [Applause]

20 MR. KREIMANN: Our next speaker, Violetta
21 Hudson. Is she here? Okay, we'll move on. Karen
22 [phonetic] Stone, please.

23 HELEN GARRIT: [Inaudible]

24 MR. KREIMANN: Helen, I'm not going to do this.

25 HELEN GARRIT: [Inaudible] ... Supervisors'

1 intention -- to make the Marino look like downtown
2 Manhattan, but they will preserve this new housing for
3 the rich only. A modest one-bedroom apartment will rent
4 for two thousand three hundred dollars a month. And I
5 don't think people can afford that. It's the
6 Supervisors' job to plan for low-income housing. The
7 public-private joint venture under the Mello [phonetic]
8 Act is the only just way that the five Supervisors can
9 possibly respond to this housing crisis to offer only
10 five percent is disgusting. It's unjust.

11 MR. KREIMANN: Helen --

12 MS. HELEN GARRIT: The five percent policy
13 being offered clearly demonstrates a supervisorial bias
14 towards rich developers and rich people who can already
15 afford to live anywhere.

16 MR. KREIMANN: Helen -- you've got to preserve
17 --

18 MS. HELEN GARRIT: The Supervisors are mandated
19 and required to build affordable housing in such a tight
20 market. The people of the Marina want affordable rents
21 in their neighborhood. Every person here should demand
22 the Supervisors reject this draft plan and do their job.
23 Give us affordable housing in the Marina.

24 [Applause]

25 MR. KREIMANN: Thank you. I think -- I'd like

1 to make a comment. You know, we've been extremely
2 patient and we've sat here, listened to all the
3 testimony. I'm asking again to please have some decorum.
4 The fact that you feel you have more to say -- you've had
5 your three minutes allotted. It's not fair to the other
6 side either that the speakers that have already spoken,
7 they didn't have the benefit of additional time to
8 present additional testimony. It's not fair to those
9 individuals. So let's get back to the program and let's
10 have our next speaker. So, yeah, I'm very disappointed
11 in that outburst. But that's my personal opinion.

12 My next speaker, you've spoken already, haven't
13 you?

14 MS. KAREN STONE: No, you just called me.

15 MR. KREIMANN: Dorothy?

16 MS. KAREN STONE: No.

17 MR. KREIMANN: Okay, let's call Karen Stone,
18 then.

19 MS. KAREN STONE: I don't know -- is this
20 working?

21 MR. KREIMANN: It's working. Go ahead.

22 MS. KAREN STONE: You know, I -- it's been very
23 difficult for all the citizens in the Marina these past
24 few years, but I think that the senior citizens and for
25 the elderly it's been really difficult. I mean, I know

1 how hard it's been on people like me and people in my age
2 bracket, but that's what you're seeing. It's very scary.
3 So, that's what's going on.

4 I came along to talk a little bit about what
5 she was saying. I've lived in the Marina for eighteen
6 years and I want to know why all of you are making -- and
7 LA County is making decisions for our city. The citizens
8 should be making decisions for our city. And the big
9 problem is, we are not even allowed to vote for the Mayor
10 of LA because we don't live in the City of LA and we
11 don't have our own representation in LA County because LA
12 -- for the city, because LA County won't allow it. So we
13 have a huge problem here and it's got to stop. The
14 citizens of Marina del Rey should be allowed to make the
15 choices for their own city.

16 And other cities get to make their own choices.
17 Why can't we? So, I think you're going to see a lot of
18 changes. People are really getting tired of it.

19 The next thing is I have watched the past few
20 years all the business owners getting pushed out. It is
21 a known fact that LA County has decided a few years ago
22 that they had no money. And Marina del Rey was the
23 biggest money maker for LA County. So they decided to
24 gouge all the citizens in the Marina because they need
25 money. Well, first of all, I want to know where all our

1 taxes are, because I know I pay a fortune in taxes.

2 And the citizens of Marina del Rey are not LA
3 County's mother and father. You know, we were not put on
4 this earth to support the County. LA County is one of
5 the biggest counties in America and if they don't have
6 any money, there's a problem. And we deserve to know
7 where all of our taxes are going. And it should not be -
8 - we should not have to be paying astronomical amounts of
9 rent in this city because LA County has no money.

10 I have just been forced out of my second
11 apartment in two years because of astronomical rent
12 raises. And I would also like to know with all the
13 problems with Art Stone why the County is allowing them
14 to continue buying -- to buy up every single apartment
15 complex in this city.

16 [Applause]

17 If you go to the courthouse, they have over
18 thirty-five hundred lawsuits against them. I had to sue
19 them; they wouldn't even give me my security deposit
20 back. Their attitude toward everyone is "sue us."
21 Everything they're doing is illegal, immoral, unethical.
22 They are raising rents anywhere from five hundred to two
23 thousand dollars a month and LA County just doesn't care.
24 But you guys cannot make decisions for our city anymore.
25 Because I'll tell you something, everyone is sick of it,

1 really sick of it.

2 [Applause]

3 Yeah, I mean, because no one -- you're supposed
4 to be representing the citizens of our city, but no one
5 is.

6 [Applause]

7 MALE MEMBER OF AUDIENCE: Hear, hear.

8 MR. KREIMANN: Fifteen seconds.

9 MS. KAREN STONE: All right, well --

10 MR. KREIMANN: Did you make a comment about the
11 policy?

12 MS. KAREN STONE: Well, also, we need rent
13 control in this city. I want to know why people like
14 Marina Harper and Art Stone can just raise rents on
15 people -- I just moved in to Marina Harbor. I moved in
16 for a couple months, I got a letter: we just want you to
17 know that when your lease is up, we're going to raise
18 your rent three hundred dollars. Art Stone's raising
19 rents nine hundred dollars a month on people. I want to
20 know why that's being allowed. There's a problem here.
21 And yes, we need affordable housing, but we also need
22 rent control, because not everyone can pay three thousand
23 dollars for a one-bedroom, four thousand dollars for a
24 two-bedroom. There's a problem.

25 The owners of the apartment complexes should

1 not be allowed to just raise rents to whatever they want
2 and force people out.

3 MR. KREIMANN: Thank you.

4 MS. KAREN STONE: And it's really serious.

5 MR. KREIMANN: Thank you.

6 [Applause]

7 MR. KREIMANN: Our next speaker is Ted Vance.

8 FEMALE MEMBER OF AUDIENCE: [Inaudible]

9 MR. KREIMANN: Ted Vance?

10 MALE MEMBER OF AUDIENCE: [Inaudible]

11 MR. KREIMANN: Yes.

12 [Audience member speaking over]

13 MR. KREIMANN: No, it's Ted Vance or no one.

14 [Inaudible]

15 MR. VANCE [?]: I guess I'm watching this and
16 I'd like --

17 MR. KREIMANN: Can you turn the microphone up,
18 please.

19 MR. VANCE: I'm watching the proceedings here
20 and I'm interested in how it would be if a developer who
21 wants to make a development would do his own feasibility
22 study as to whether or not it's feasible to follow the
23 law. We have rule of law here.

24 [Applause]

25 This is the United States. We don't ask

1 developers if they can comply with the law. We tell them
2 they will and we check that they do. That's all I have
3 to say. Thank you.

4 MR. KREIMANN: Thank you. Cindy Sterrit
5 [phonetic].

6 MS. ____: Thank you, Mr. Kreimann. I think
7 it's a violation of our free speech if somebody gets up
8 here and says they want somebody else who may have a
9 little more knowledge and has had time to prepare can
10 speak for them. I don't think you can deny the person
11 that privilege. Thank you.

12 MR. KREIMANN: Hold on.

13 [Audience speaking over]

14 MR. KREIMANN: I think it is that the task
15 force has the time -- the task force has the ability to
16 set rules for the agenda so that everyone can speak just
17 like we do at Regional Planning Commission hearings, as a
18 lot of you know. In fact, in the Regional Planning
19 Commission hearings we often have the Sheriff to handle
20 situations where there are outbursts and where people get
21 up and speak when they're not supposed to. I'm not
22 advising, but if we do have any further hearings, that
23 might be necessary here. We're trying to run a decent
24 decorum here and give everyone respect.

25 MS. ____: Are you interested in knowing what

1 the public thinks about this? Or are you simply
2 interested in holding a session so you can say you
3 solicited our input?

4 MR. KREIMANN: The next speaker, please. Cindy
5 Sterrit?

6 MS. CINDY STERRIT [phonetic]: Hi, I'm Cindy
7 Sterrit from Latham & Watkins. We're helping Villa
8 Venetia, but I also handled the most recent case in the
9 City of Los Angeles on the Mello [phonetic] Act and
10 worked closely with the Legal Aid lawyers that are here.

11 I have a different perspective from some of the
12 people that have spoken. I think the County has been
13 tremendously responsive. Compared to the City, the City
14 has had an inland settlement agreement for six years
15 coming out of a lawsuit. That interim settlement
16 agreement was written in the year 2000. They have still
17 not been able to adopt a permanent policy.

18 The City agreement that was cited here earlier,
19 I think not very clearly, indicated that they required
20 double the affordability percentages ten and twenty.
21 That's because they reflected what State law was at that
22 time. The County is accurately reflecting what the
23 density bonus percentages are now. Sacramento made those
24 percentages after a lot of review of what the costs are
25 of subsidizing affordable units and to what extent they

1 could cause the private sector to create affordable
2 units.

3 The cost of subsidy on the Venice project that
4 we worked on was over a million dollars a unit for on-
5 site subsidies. The cost of off-site subsidies even in
6 an affordable housing project is going to be two hundred,
7 three hundred, four hundred thousand dollars a unit. So
8 these are very, very big numbers. The reason we think
9 the County's policy is appropriate is that the County
10 should think about do we want to spend a million dollars
11 a unit with no choice as to whether we should allow a
12 developer to partner with an affordable housing provider
13 and perhaps provide five or six units off-site instead of
14 one unit on-site. We think that's a very appropriate
15 public policy consideration.

16 Your job, the County's job is the big picture.
17 Obviously all the people here, including me, are here
18 with specific properties in mind. But we think that is
19 an important factor to think about -- how is it going to
20 affect the big picture.

21 The County has moved very quickly. Concerns
22 were expressed, again, by some of the people in this room
23 at project hearings about your policy within the last few
24 months. You immediately said, okay we're going to change
25 our current policy, we're going to adopt a new policy,

1 you proposed a policy, the Board of Supervisors has
2 already had one hearing on that policy, you're having a
3 hearing tonight. There will be environmental review.
4 So, again, in comparison to the City, and I do a lot of
5 work in the City, the County is moving quickly and
6 listening to everyone. We appreciate that. We look
7 forward to continuing as part of this process, but we do
8 think that in fairness, the responsiveness really needs
9 to be recognized. Thank you.

10 MR. KREIMANN: Thank you very much. I have one
11 last speaker, the final speaker. Is there anyone else
12 that needs to fill out a card that has not spoken?

13 Dorothy Franklin? Yes.

14 MS. DOROTHY FRANKLIN: I would like to concede
15 my time to [inaudible].

16 MR. KREIMANN: I can't allow you to do that.

17 [Audience speaking over.]

18 MR. KREIMANN: What we can do for the balance
19 of our time, then, is we would be more than happy to
20 entertain any questions on the draft policy that we can
21 clarify for you on --

22 FEMALE MEMBER OF AUDIENCE: [Inaudible]

23 MR. KREIMANN: I'm not going to take any
24 statements in that the questions please need to refer to
25 the draft policy. So we'll take about a ten to fifteen

1 minute Question/Answer.

2 FEMALE MEMBER OF AUDIENCE: I have a question -
3 - the policy that --

4 MR. ____: To the microphone, please.

5 MR. KREIMANN: Sorry.

6 MR. ____: Please identify yourself.

7 CARLA ANDREWS [phonetic]: Carla Andrews. I
8 would ask, you know, number one, the boating community
9 has been compartmentalized and separated. They are
10 tenants of Marina del Rey and there already exist for
11 them affordable housing that's been available
12 historically throughout all of Marina del Rey. So, I
13 think that you should also make sure that since that
14 housing is already there, it exists, it meets all of your
15 criteria for feasibility -- I want to make sure that the
16 boating community is addressed in this policy and not put
17 aside and underrepresented as they are now.

18 MR. KREIMANN: Okay, thank you.

19 MS. CARLA ANDREWS: My question is --

20 MR. KREIMANN: Your question.

21 MS. CARLA ANDREWS: How will that -- how will
22 that be placed in your policy? I didn't see much about
23 it in this new draft.

24 MR. KREIMANN: Okay, thank you. I believe the
25 answer, and maybe Mr. Farnen can amplify.

1 MR. FARNEN [Phonetic]: This policy will deal
2 strictly with affordable housing. It will not deal with
3 voter rights or other Board issues.

4 MS. CARLA ANDREWS [?]: But it is an important
5 issue.

6 MR. FARNEN: It will not be dealt with in this
7 policy.

8 MR. KREIMANN: Does anybody else have a
9 question -- on the policy, please.

10 MS. ____: Hi, thank you very much. Quick
11 question. I just want to know in terms of the public
12 comment process today, are you going to be preparing a
13 report for the Board of Supervisors that merely reflects
14 the comments today, or will you be taking our comments
15 back considering revisions to the plan, proposing
16 revisions and then taking them back to the Board?

17 MR. KREIMANN: The task force will be taking
18 your comments, they will be reviewing them and we will be
19 presenting options to the Board of Supervisors based on
20 your comments. Any other questions? Last question.

21 MS. ____: The last question?

22 MR. KREIMANN: That's correct, you're the last
23 question.

24 MS. ____: When will we have our workshops?
25 And when will you outreach to the rest of this community?

1 It has to be before your ninety days and sooner the
2 better so that people have time.

3 MR. KREIMANN: Thank you. Thank you.

4 [Applause]

5 MR. KREIMANN: My previous answer hasn't
6 changed. The answer is that we have a deadline to meet.
7 The input that we have -- that you have provided today
8 will be considered. We'll put a report together. We do
9 not plan on having any workshops.

10 FEMALE MEMBER OF AUDIENCE: [Inaudible]

11 MR. KREIMANN: We'll be sensitive to your
12 issues -- thank you.

13 MR. ____ [from the stage]: Santos, we're going
14 to provide a copy of our report to the Board of
15 Supervisors in what, two weeks in advance of the meeting
16 and we'll do our best to ensure that the community is
17 advised as to what that hearing date is. It'll be on the
18 Beaches and Harbors website. I promise we will post
19 notice here at the library and our Beaches and Harbors
20 headquarters. We'll make sure that The Argonaut
21 publishes that. We'll do a direct mailing list if anyone
22 wants to give me -- give Santos their card, we'll be
23 happy to provide that report to them in advance of the
24 meeting.

25 FEMALE MEMBER OF AUDIENCE: Excuse me, this

1 housing policy affects every single person in Marina del
2 Rey. I think a mailing to every single person in Marina
3 del Rey is a minimum requirement.

4 [Applause]

5 MR. KREIMANN: Karen, Karen -- last question,
6 Karen.

7 MS. KAREN STONE: [Inaudible]

8 MR. KREIMANN: Can you come to the mike,
9 please?

10 MS. KAREN STONE: [Inaudible]

11 MR. KREIMANN: Hold on, come to the microphone.

12 MS. KAREN STONE: Instead of a meeting at five
13 o'clock when most people work, can we make it like
14 six-thirty when people can get home from work and they
15 know about it. Most people are still working at five
16 o'clock.

17 MR. KREIMANN: Well, I think the reason that we
18 have the meeting until eight o'clock is so that we could
19 include that particular population at this point.

20 MS. KAREN STONE: Yeah, but what I think what -
21 - I think most people, if they don't come near the
22 beginning, they're not going to show up. At least if you
23 could make it six, six-thirty, maybe a little later?

24 MR. KREIMANN: Okay. We'll take that under
25 advisement.

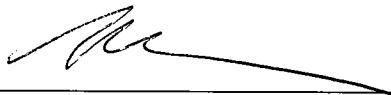
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VILIA ROUBINEK